



546 Old Liberty Hill Road

Toccoa, GA 30577

Fall Rate Special - \$2.50 PSF NNN
Starting rate for a full bldg deal with a
multi-year lease.



For Sale or Lease
±211,046 SF

Stephens County



IPG Properties

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PROPERTY OVERVIEW

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PROPERTY FEATURES:

±211,046 sq. ft. for sale or lease

Paved lay down yard

Fenced truck court

120' truck court depth

Ample parking (±185 spaces)

13'8" - 27' ceiling height

27'6" x 30' / 25' x 50' column spacing

18 dock high doors

2 drive-in doors

800 & 1000 amp/480V

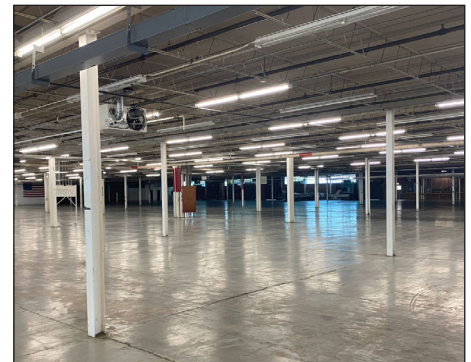
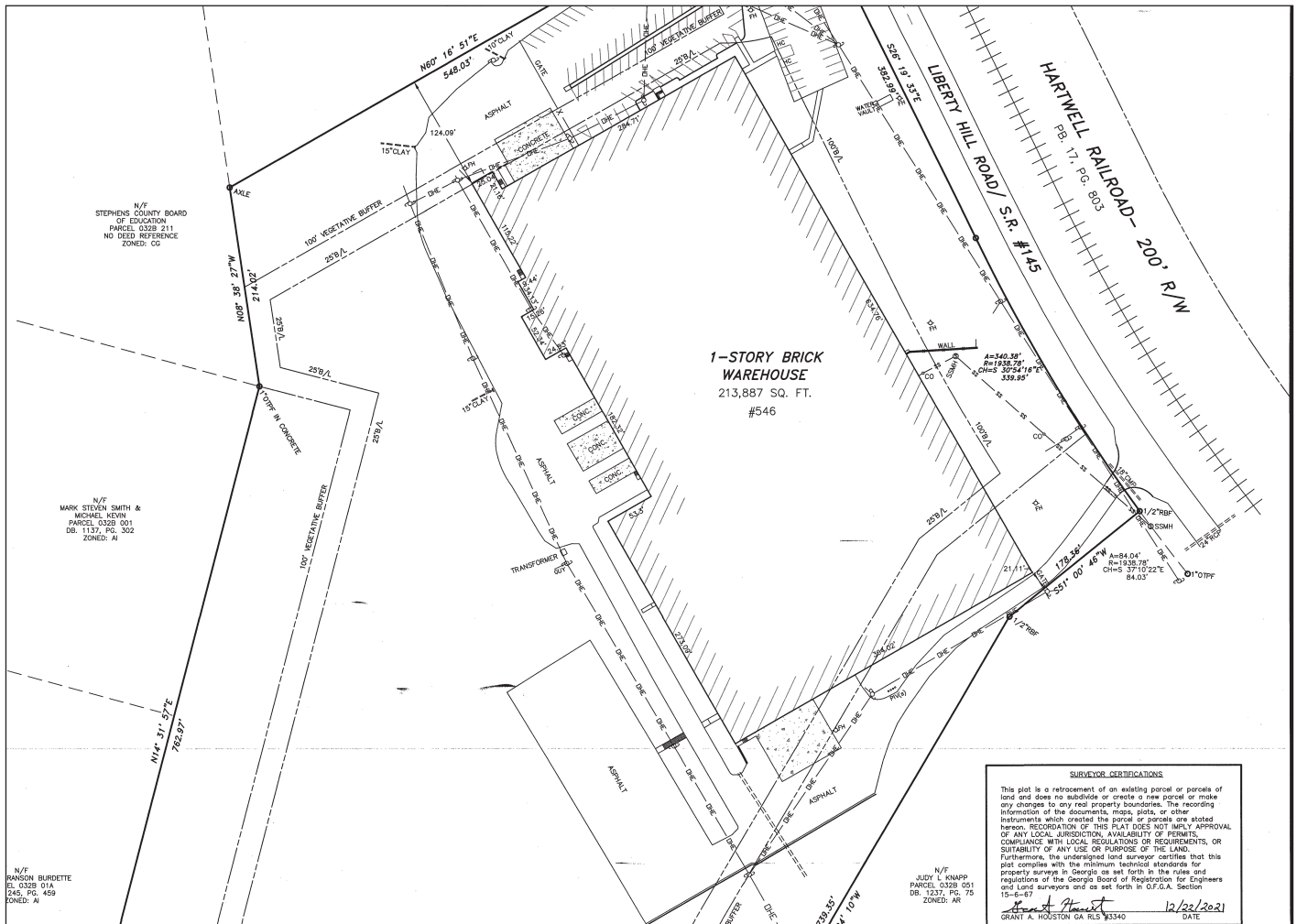
\$2.50 PSF NNN - Starting rate for a full building deal with a multi-year lease



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SURVEY & INTERIOR PHOTOS

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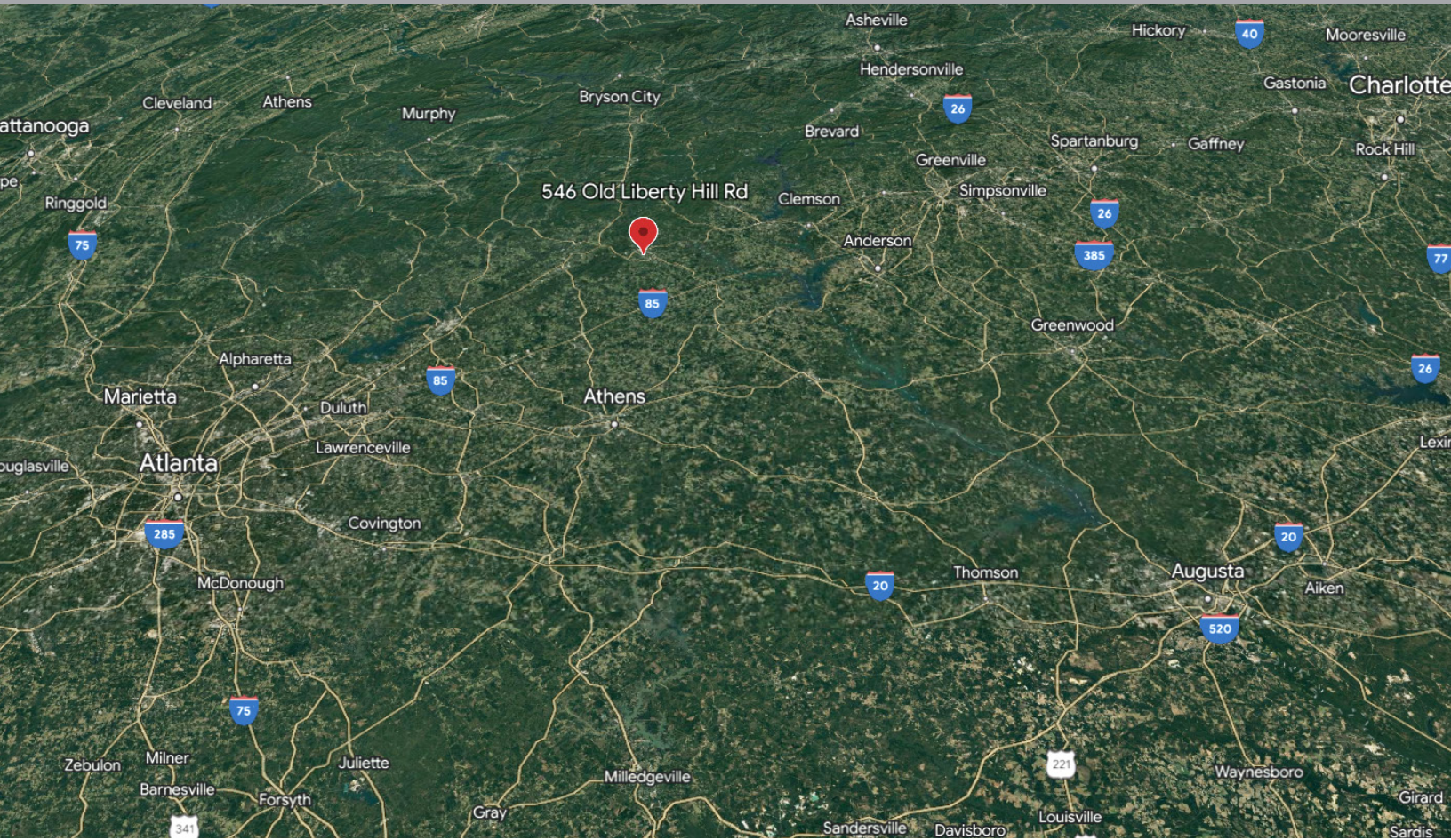
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LOCATION

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DISTANCES:

Hwy 17:	±4 miles	Future Gainesville Inland Port:	±36.4 miles
Hwy 365:	±16 miles	Downtown Atlanta:	±97.3 miles
I-85:	±21 miles	Hartsfield Jackson Int'l Airport:	±105 miles
Inland Port Greer (South Carolina):	±85 miles	Port of Savannah:	±248 miles
Greenville, SC:	±69 miles		

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