

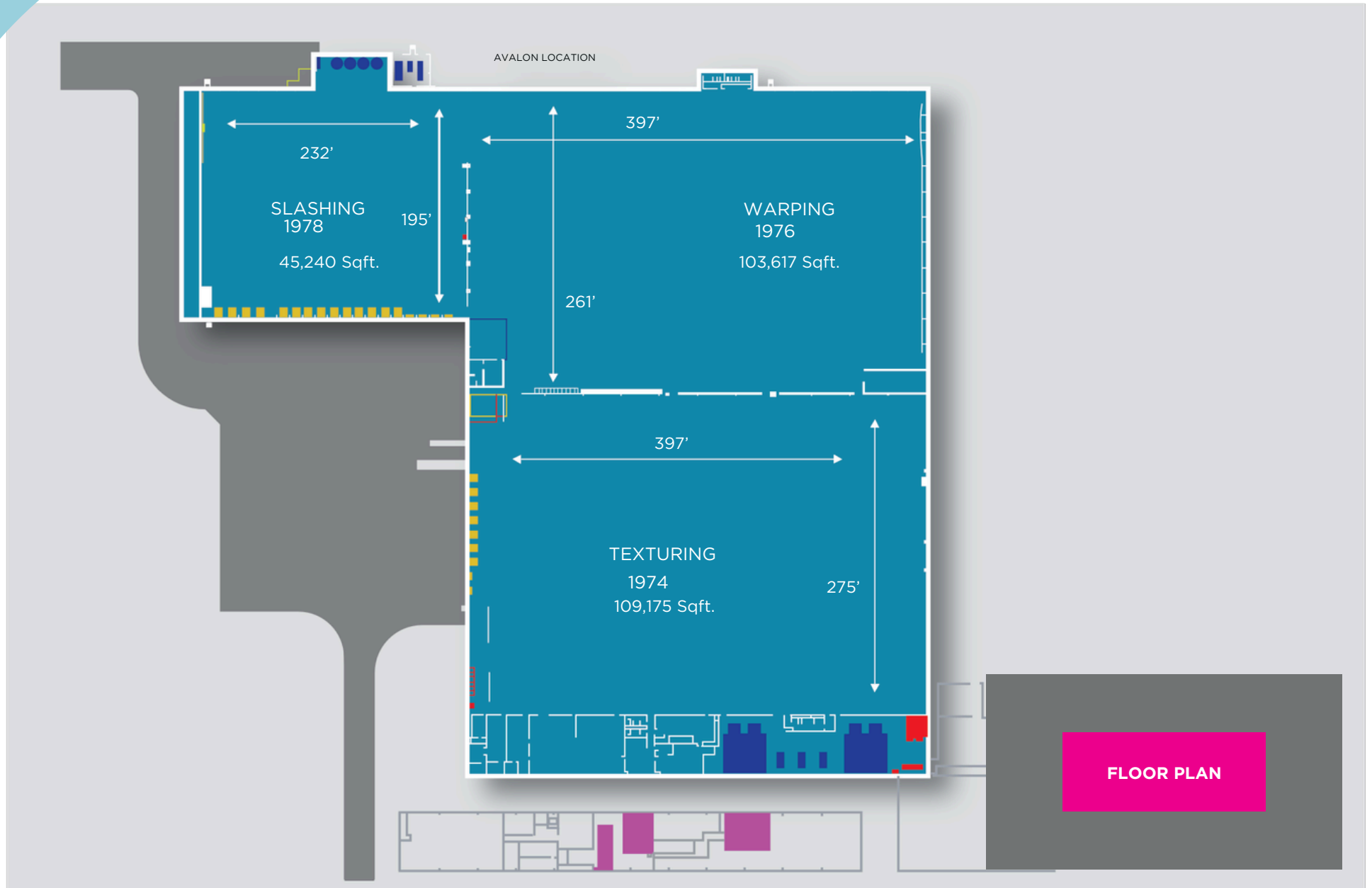


1068 **HISTORIC
HIGHWAY 17**
Toccoa, GA 30577



**309,552 SF INDUSTRIAL MANUFACTURING BUILDING
AVAILABLE FOR SALE/LEASE ADJACENT TO I-85 CORRIDOR**

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

BUILDING SIZE	309,552 SF
OFFICE SIZE	29,950 SF
SITE SIZE	40.32 Acres
ZONING	CI
YEAR BUILT	1974, 1976, 1979
LOADING DOCKS	25 (21 with Levelers) 23 (8'x10') 1 (8'x12') 1 (Ramp)
CLEAR HEIGHT	29' - 30'6"
CAR PARKING	253
POWER	GA Power Substation Onsite (2 - 5000 KvA Transformers)
WATER	4" Dual Feed Onsite
WASTE WATER	6" Line to Onsite Waste Water Treatment
GAS	2"



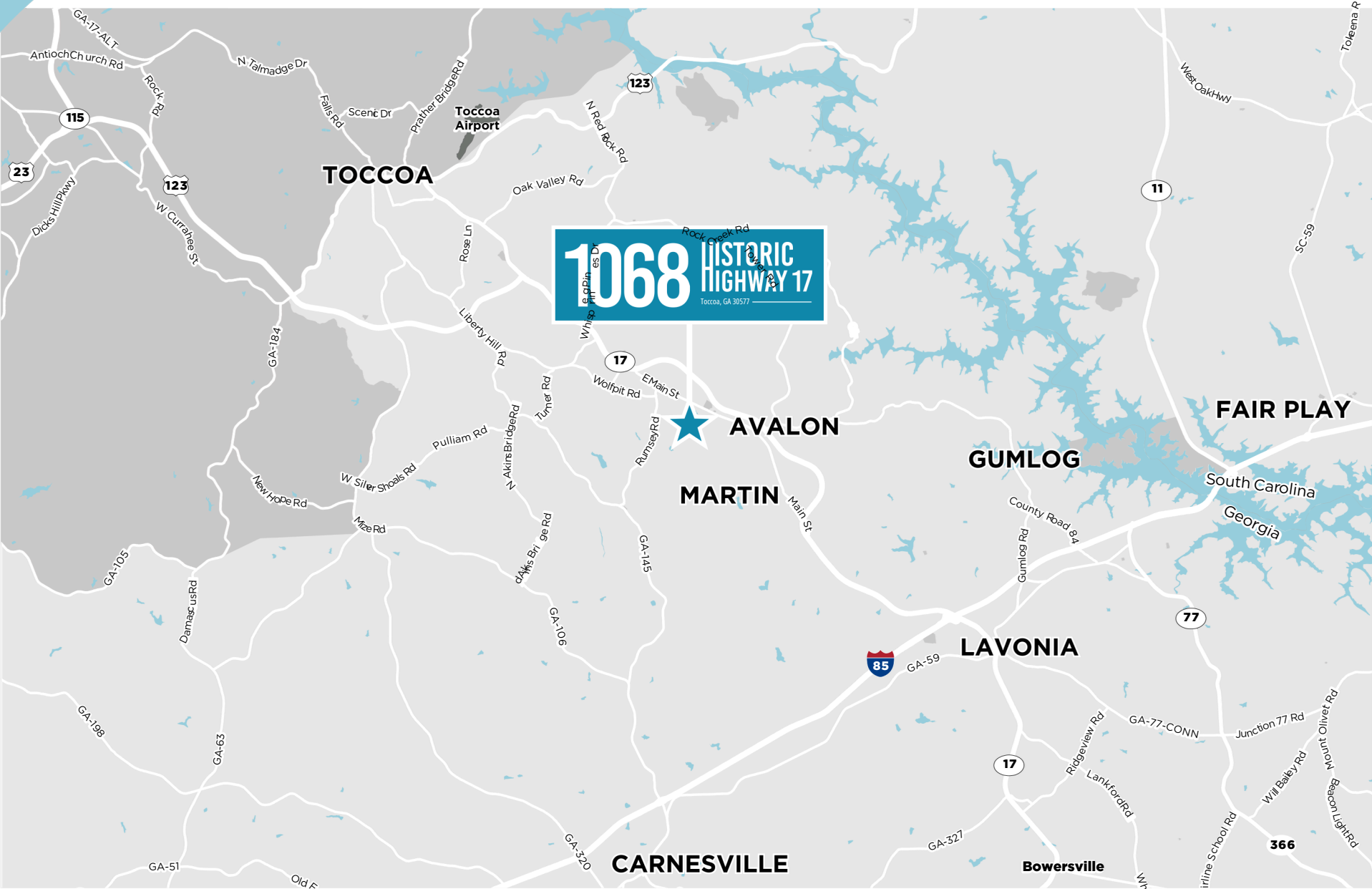
1068 Historic Highway 17 | Toccoa, GA 30577



CORPORATE NEIGHBORS



LOCATION MAP



1068 HISTORIC HIGHWAY 17

Toccoa, GA 30577



FOR MORE INFORMATION, PLEASE CONTACT:

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