

OFF-MARKET COMMERCIAL INVESTMENT

Turnkey 6,000 SF Flex Facility | Toccoa, GA



PROPERTY OVERVIEW

Located in the heart of Toccoa on the prime E. Currahee Street (Highway 123) corridor between Big A Road and Hwy 106. This turnkey commercial flex facility is exceptionally maintained and ready for immediate operational integration. Originally constructed to support a large-scale printing business, the property features an optimal 1:3 office-to-warehouse ratio and robust infrastructure, making it an ideal acquisition for trade contractors, light manufacturers, or regional distributors.

BUILDING SPECIFICATIONS

- **Total Building Area:** 6,000 SF (Low-maintenance brick and metal exterior construction).
- **Office/Showroom (1,500 SF):** Fully climate-controlled, featuring a sizable reception/waiting area, multiple private offices/conference rooms, a production area, and two restrooms. Office expansion is exceptionally easy with the ceiling, circuits, and HVAC ductwork already in place.
- **Warehouse Area (4,500 SF):** Fully climate-controlled with a 14-foot clear height capability. It is currently fitted with a removable 2x4 acoustical ceiling system to offer maximum flexibility for racking or storage.
- **Heavy Infrastructure:** Equipped with 3-Phase Power integrated specifically to support heavy manufacturing, machinery, and commercial equipment demands.

SITE, ZONING & LOGISTICS

- **Lot Size & Zoning:** 0.73 Acres | Zoned B-II Commercial (City of Toccoa), offering a wide range of approved business and industrial uses.
- **Access & Visibility:** High-visibility highway frontage with dual street access. Features a rear entry via E. Franklin Street with a dedicated gravel drive leading to an overhead/coiling delivery door for shipping and receiving.
- **Parking & Fleet:** 4,000 SF of heavy-duty concrete paving accommodating approximately 10 vehicles, plus an additional gravel area perfect for fleet overflow, staging, or future site expansion.

THE FINANCIAL EDGE: Priced to move and highly suitable for **SBA 504 Financing (as low as 10% down)**.

This property presents a rare opportunity for expanding local enterprises to stop leasing, build permanent real estate equity, and lock in their long-term operational overhead.



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