

710 WES WALKER MEMORIAL DRIVE

BALL GROUND, GA 30107

PROJECT OVERVIEW



PROJECT NAME

Wes Walker Industrial Park

ADDRESS

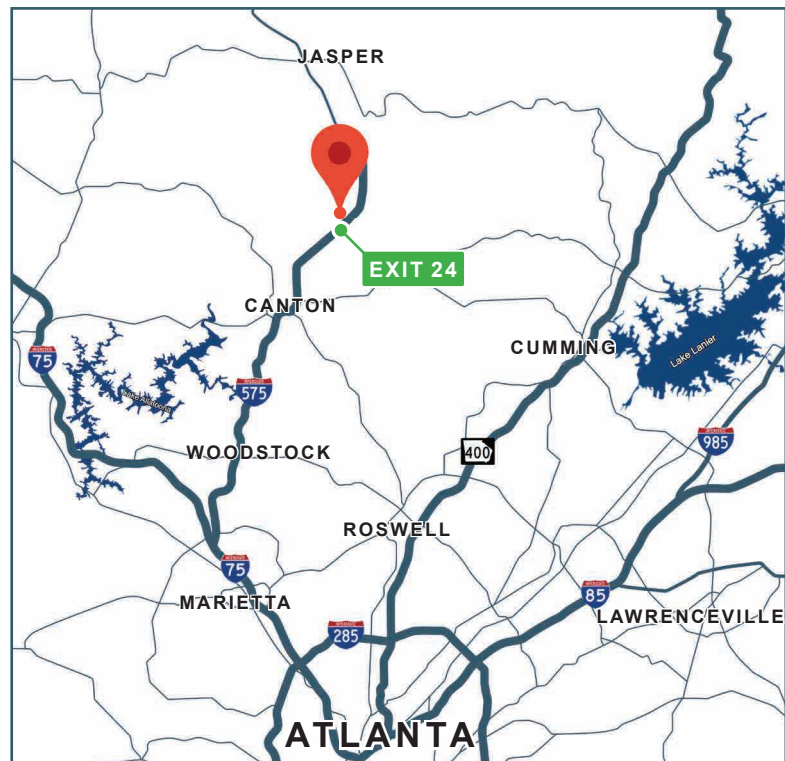
710 Wes Walker Memorial Drive
Ball Ground, GA 30107

PROJECT FEATURES

- 3 Buildings
 - ±133,000 SF
- Two (2) BTS Sites
- 2 Industrial Outdoor Storage Lots
 - Lot A: ±10.8 IOS Acres
 - Lot B: ±9 IOS Acres

LOCATION

I-575, Exit 24 (Airport Dr)



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Cade McDonald
Tommy Hughes, Jr.
James Hicks

404-307-5166
404-218-5080
404-304-2386

cade@hughes-cre.com
tommy@hughes-cre.com
james@hughes-cre.com

710 WES WALKER MEMORIAL DRIVE

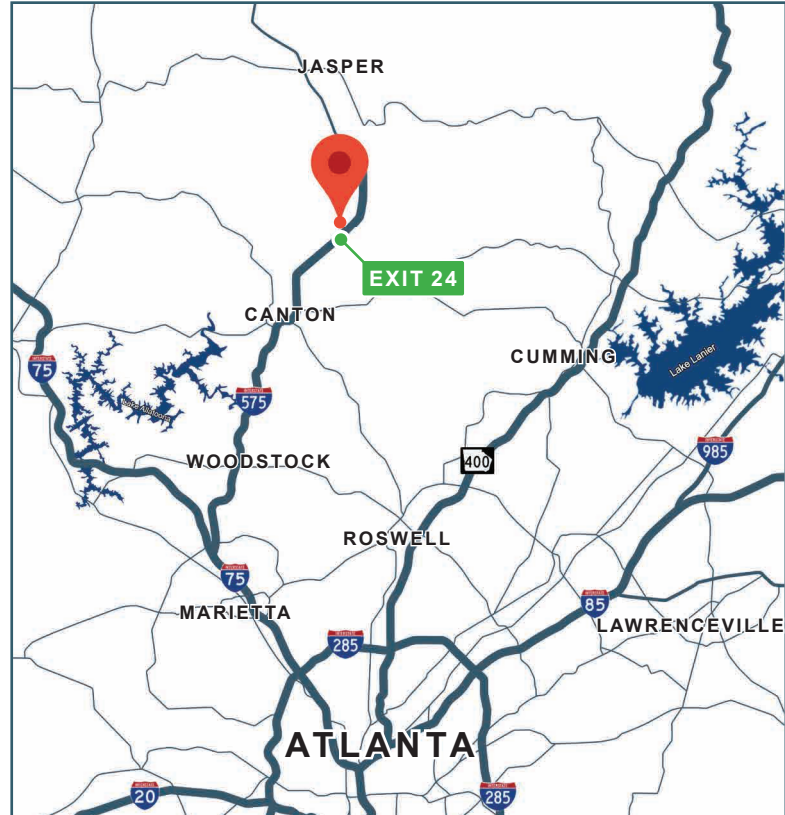
BALL GROUND, GA 30107

MULTI-TENANT OFFICE WAREHOUSE

±18,500 - 133,000 SF AVAILABLE



BUILDING	±133,000 SF Distribution Warehouse
OFFICE	Built-to-Suit
TYPE	Tilt Wall, Rear Load
DIMENSIONS	719' W X 185' D
CEILING HEIGHT	32' Clear
COLUMN SPACING	52' W x 60' D
TRUCK COURT	120'
FLOOR	6" 4,000 PSI Concrete
ROOF	White TPO, R-25 Rigid Insulation
ELECTRICAL	2,000 Amp, 277/480 Volt, 3 Phase
LIGHTING	Clerestory Windows, Built-to-Suit LED
FIRE PROTECTION	ESFR Sprinkler System
TRUCK DOORS	24 Dock-High, 2 Drive-In
AUTO PARKING	111 Spaces



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Cade McDonald
Tommy Hughes, Jr.
James Hicks

404-307-5166
404-218-5080
404-304-2386

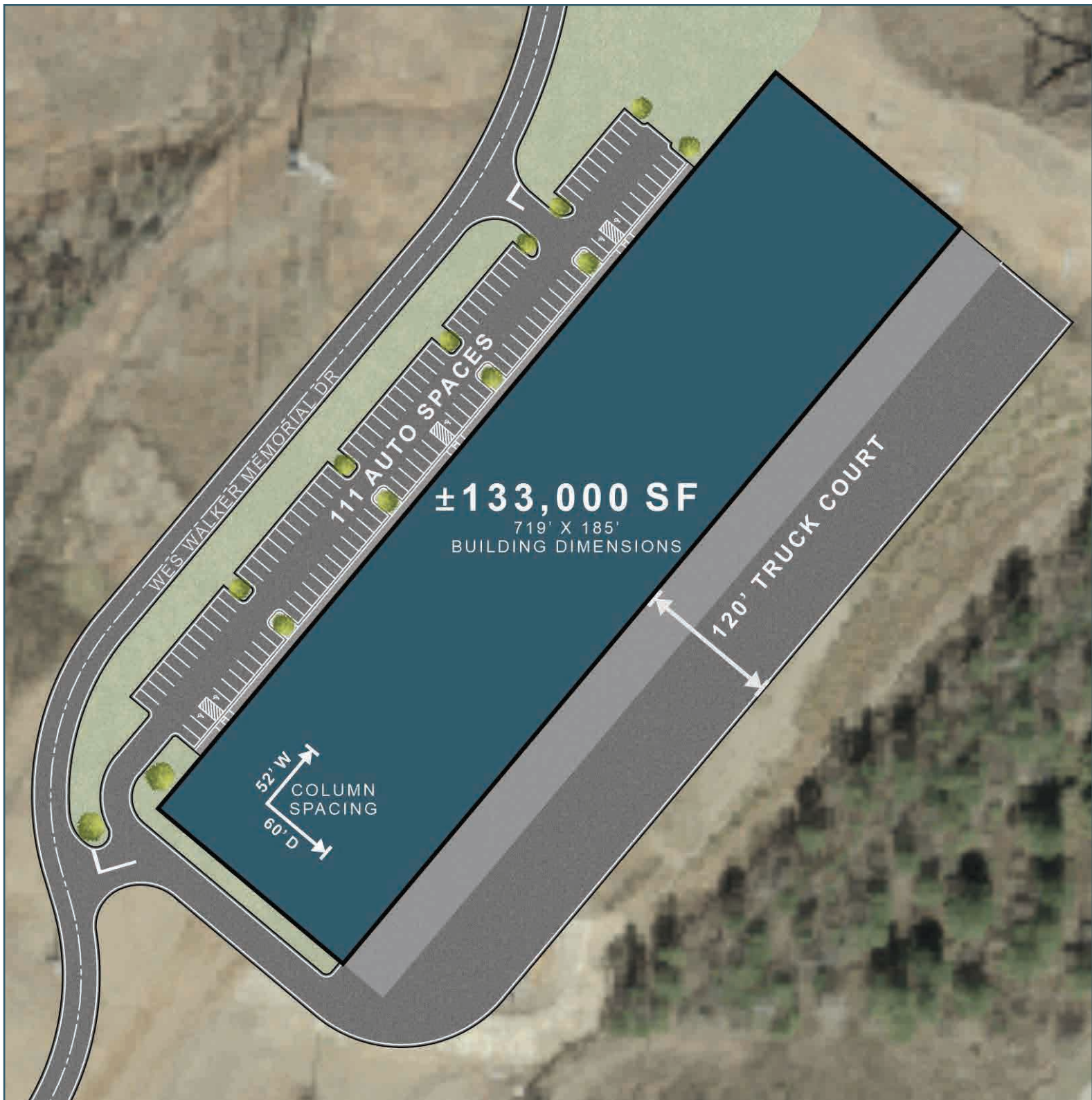
cade@hughes-cre.com
tommy@hughes-cre.com
james@hughes-cre.com

710 WES WALKER MEMORIAL DRIVE

BALL GROUND, GA 30107

MULTI-TENANT OFFICE WAREHOUSE

±18,500 - 133,000 SF AVAILABLE



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Cade McDonald
Tommy Hughes, Jr.
James Hicks

404-307-5166
404-218-5080
404-304-2386

cade@hughes-cre.com
tommy@hughes-cre.com
james@hughes-cre.com

710 WES WALKER MEMORIAL DRIVE

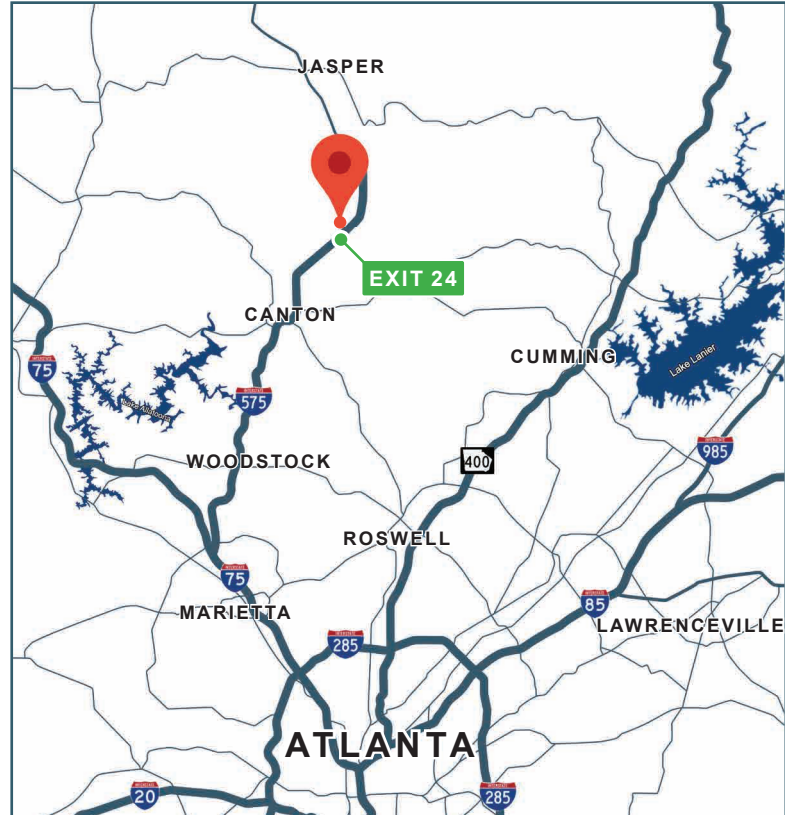
BALL GROUND, GA 30107

INDUSTRIAL OUTDOOR STORAGE LOTS

±9 - 20 ACRES AVAILABLE



PROPERTY	±9 - 20 Acres of Industrial Outdoor Storage (IOS)
LOT A SIZE	±10.8 Acres
LOT B SIZE	±9 Acres
POTENTIAL USES	Equipment Storage Outdoor Storage Trailer Parking Laydown Yard
PROPERTY AMENITIES	Graveled Lots Fenced / Gated LED Lighting Stormwater Detention Ponds
MAINTENANCE BUILDINGS	±5,000 - 20,000 SF Built-to-Suit
LOCATION	I-575, Exit 24 (Airport Dr)
PROXIMITY TO NEARBY CITIES	±5 miles to Canton ±10 miles to Holly Springs ±15 miles to Woodstock ±16 miles to Cumming



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Cade McDonald
Tommy Hughes, Jr.
James Hicks

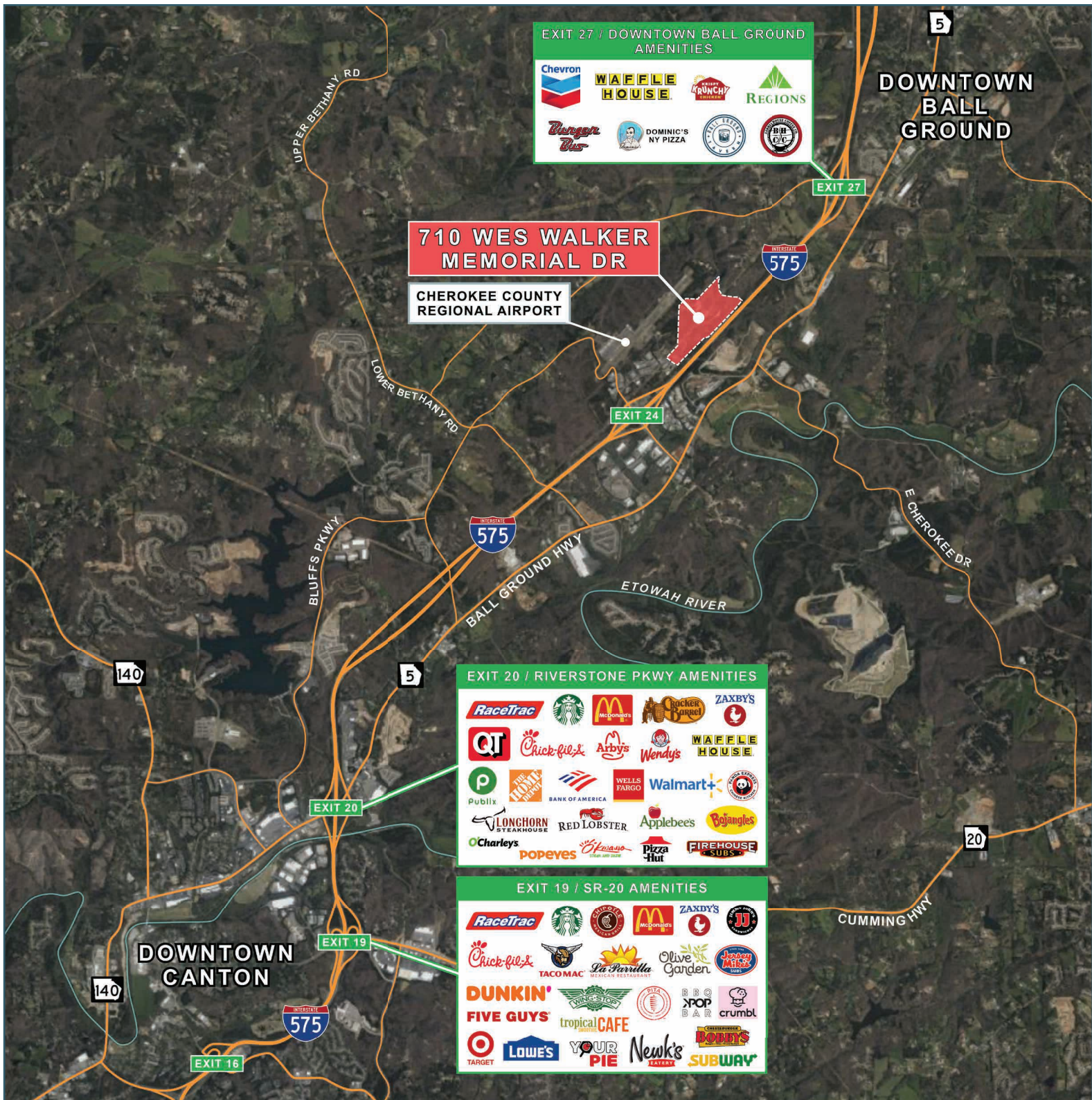
404-307-5166
404-218-5080
404-304-2386

cade@hughes-cre.com
tommy@hughes-cre.com
james@hughes-cre.com

710 WES WALKER MEMORIAL DRIVE

BALL GROUND, GA 30107

AMENITIES MAP



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Cade McDonald
Tommy Hughes, Jr.
James Hicks

404-307-5166
404-218-5080
404-304-2386

cade@hughes-cre.com
tommy@hughes-cre.com
james@hughes-cre.com

710 WES WALKER MEMORIAL DRIVE

BALL GROUND, GA 30107

CORPORATE NEIGHBORS MAP



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Cade McDonald
Tommy Hughes, Jr.
James Hicks

404-307-5166
404-218-5080
404-304-2386

cade@hughes-cre.com
tommy@hughes-cre.com
james@hughes-cre.com