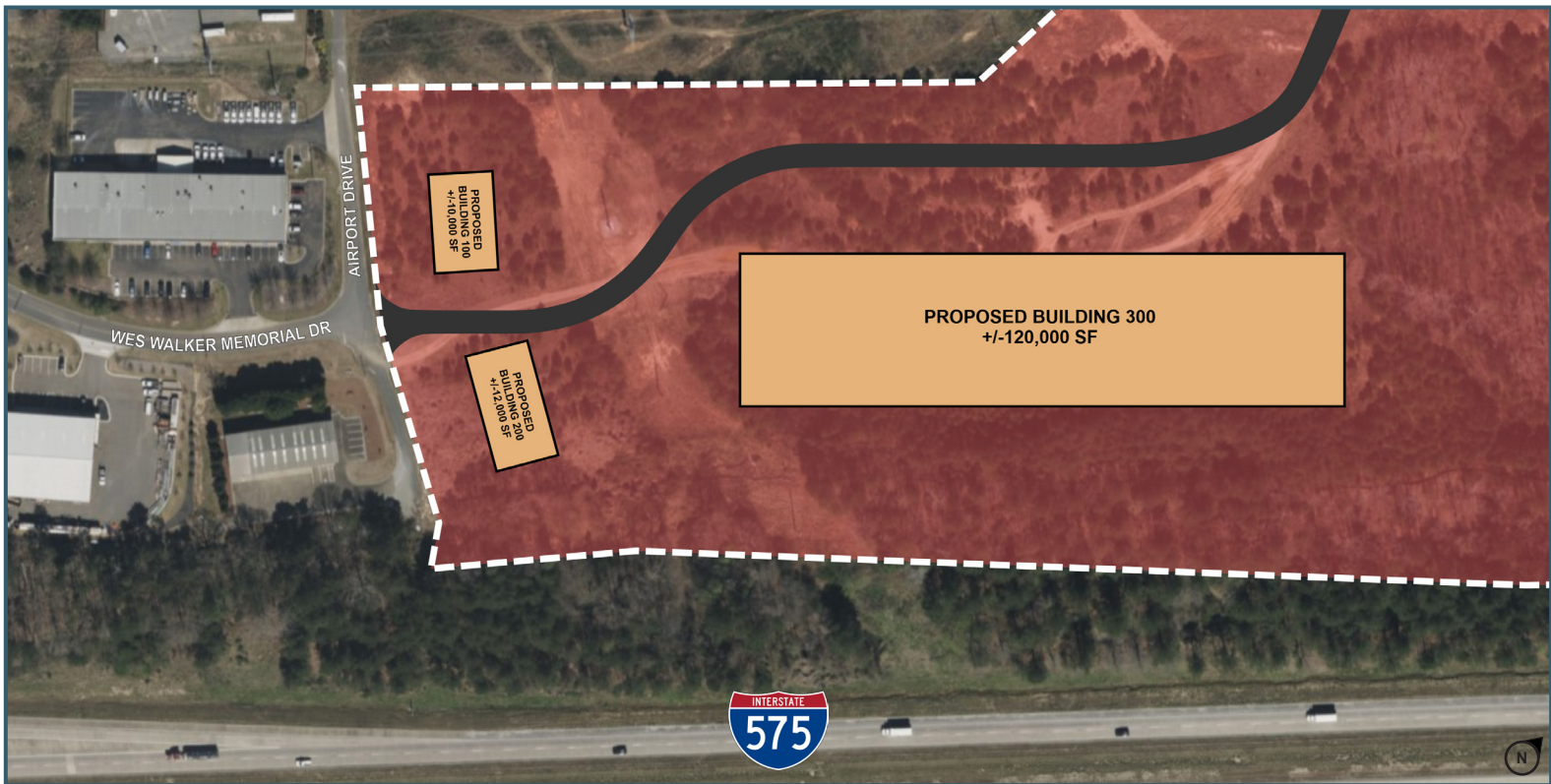


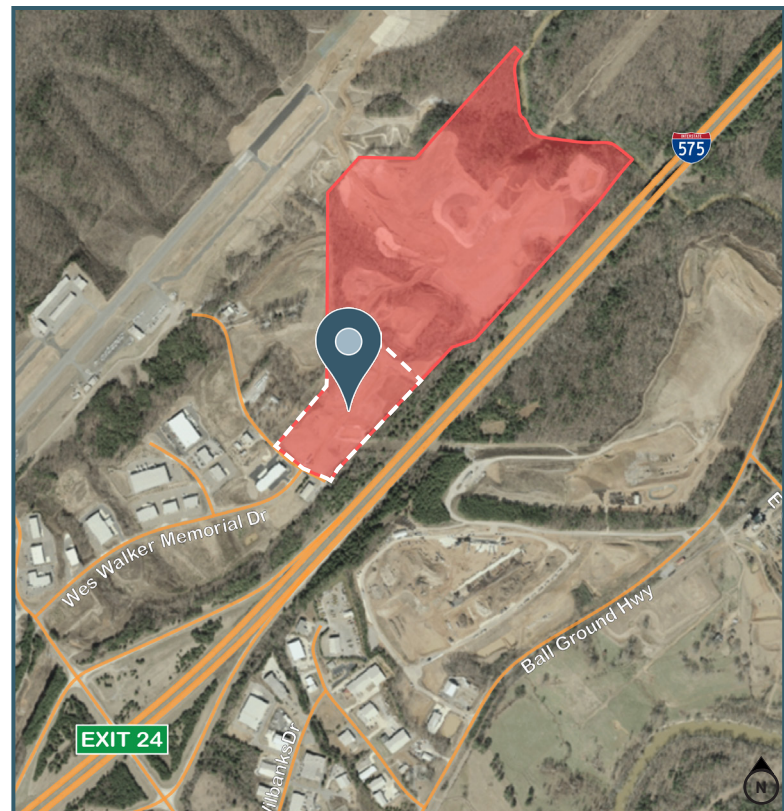
FOR LEASE

710 WES WALKER MEMORIAL DRIVE
BALL GROUND, GA 30107



PROPERTY INFORMATION

- 3 Building Preliminary Plan
 - Proposed Building 100: +/-10,000 SF
 - Proposed Building 200: +/-12,000 SF
 - Proposed Building 300: +/-120,000 SF
- Light Industrial Zoning
- Fully Entitled
- Build-To-Suit
- Adjacent to I-575 and the Cherokee County, GA Regional Airport (KCNI)
- +/-0.5 mi to I-575, Exit 24 / Airport Dr



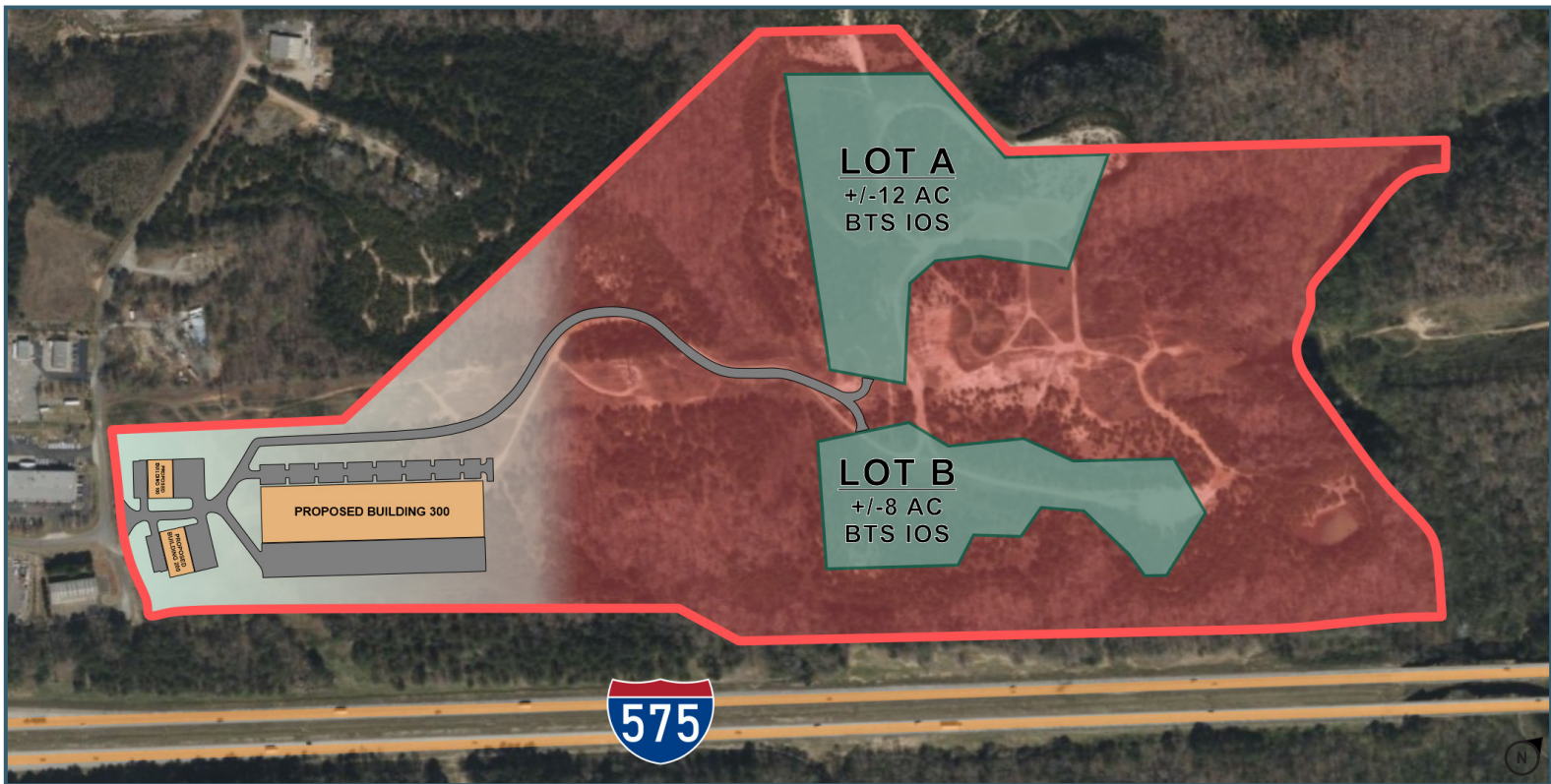
Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Cade McDonald
404-307-5166
cade@hughes-cre.com

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FOR LEASE

710 WES WALKER MEMORIAL DRIVE
BALL GROUND, GA 30107



PROPERTY INFORMATION

- +/-20 Acres Industrial Outdoor Storage (IOS)
 - Lot A: +/-12 Acres
 - Lot B: +/-8 Acres
- Ideal for equipment storage, outside storage, trailer parking or laydown yard
- Will deliver graveled, fenced and gated with LED lighting and stormwater detention ponds
- Build-To-Suit +/-5,000 - 20,000 SF Maintenance Buildings
- Delivering/Able to Occupy June 2024
- Located on I-575, Exit 24 - Airport Drive
- Close proximity to many North Georgia cities:
 - +/-5 miles to Canton
 - +/-10 miles to Holly Springs
 - +/-15 miles to Woodstock
 - +/-16 miles to Milton and Cumming



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