

710 WES WALKER MEMORIAL DRIVE

BALL GROUND, GA 30107

PROJECT OVERVIEW

Q1-Q3 2026 DELIVERY



PROJECT NAME

Wes Walker Industrial Park

ADDRESS

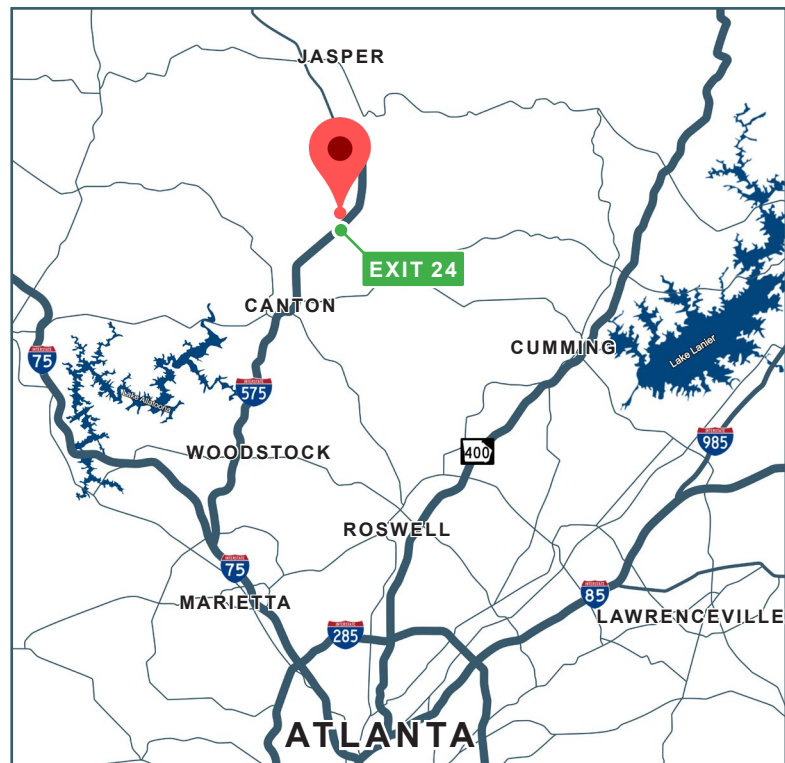
710 Wes Walker Memorial Drive
Ball Ground, GA 30107

PROJECT FEATURES

- 3 Buildings
 - ±133,000 SF (Q3 2026 Delivery)
 - Two (2) BTS Sites
 - Q3 2026 Delivery
- 2 Industrial Outdoor Storage Lots
 - Lot A: ±10.8 IOS Acres
 - Lot B: ±9 IOS Acres
 - Q1 2026 Delivery

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.



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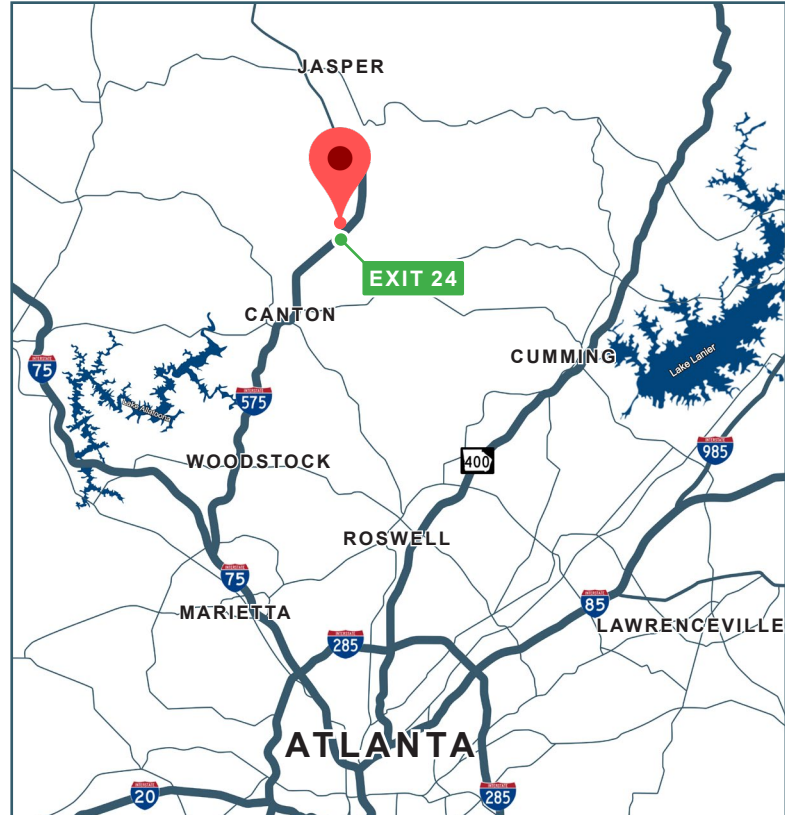
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MULTI-TENANT OFFICE WAREHOUSE

±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	51' W x 42' D Typical with 60' Speed Bay
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



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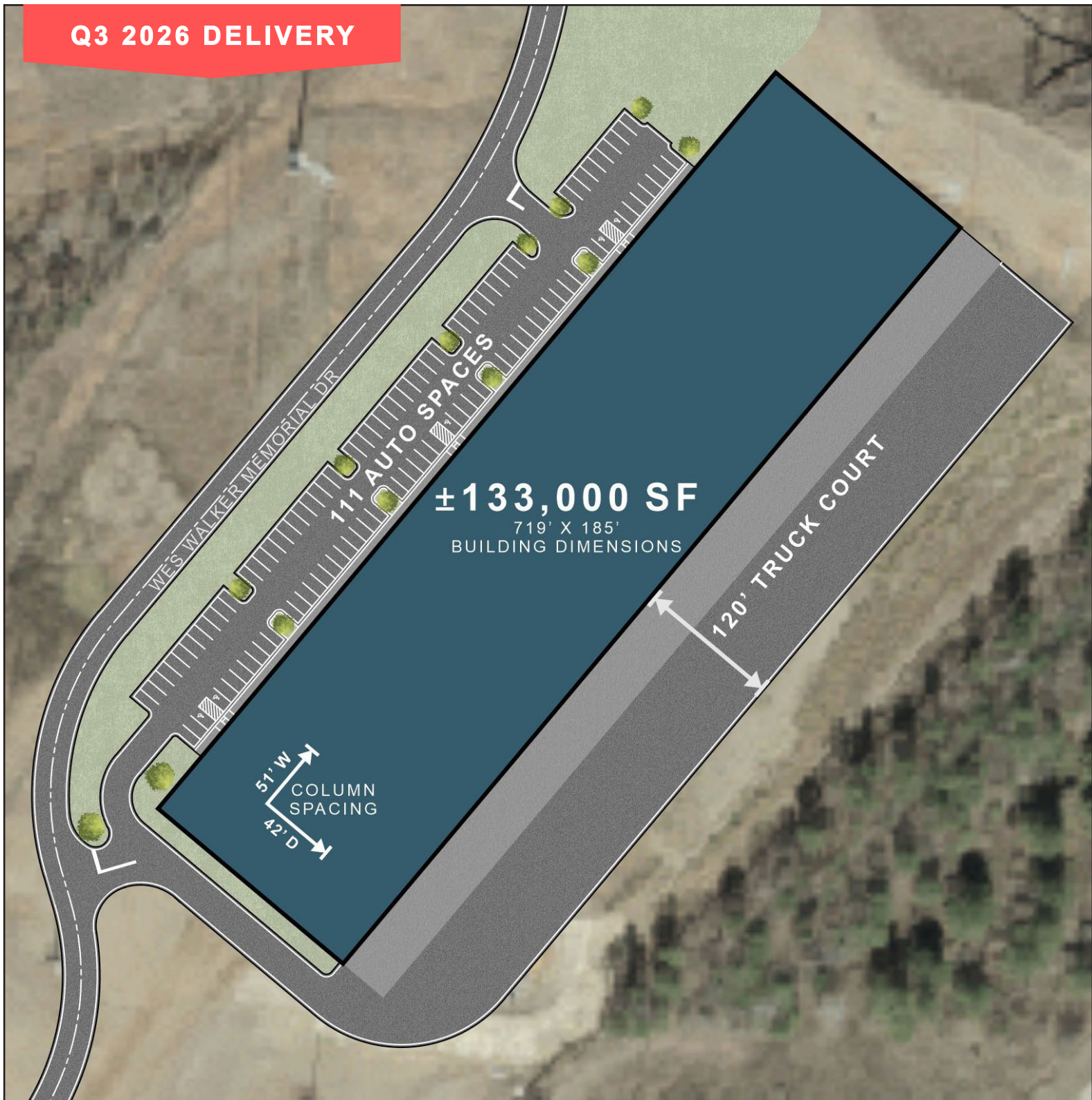
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MULTI-TENANT OFFICE WAREHOUSE

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Q3 2026 DELIVERY



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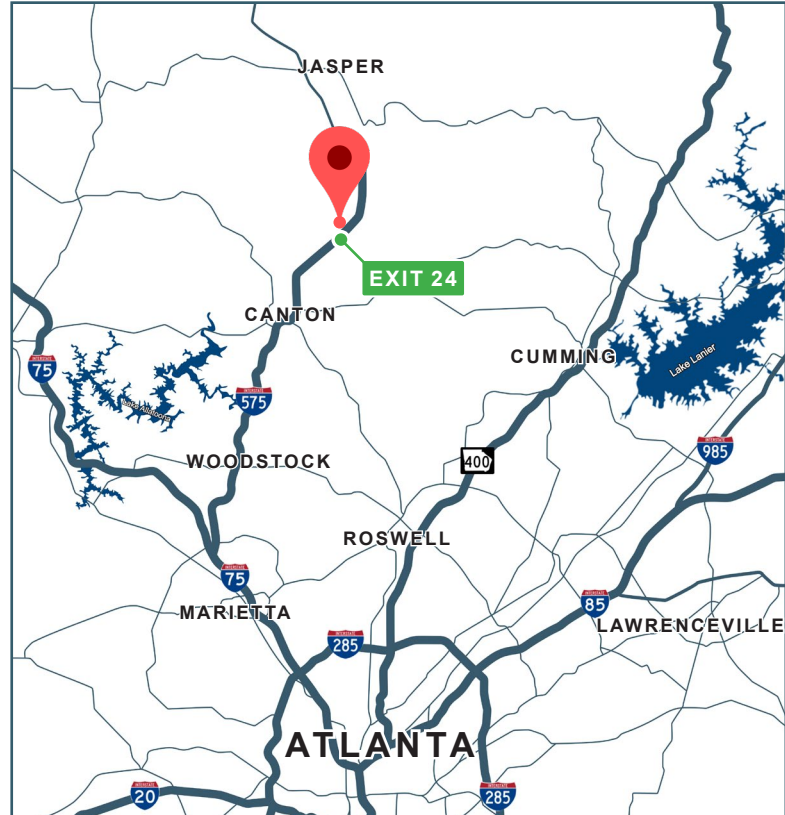
INDUSTRIAL OUTDOOR STORAGE LOTS

±9 - 20 ACRES AVAILABLE

Q1 2026 DELIVERY



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



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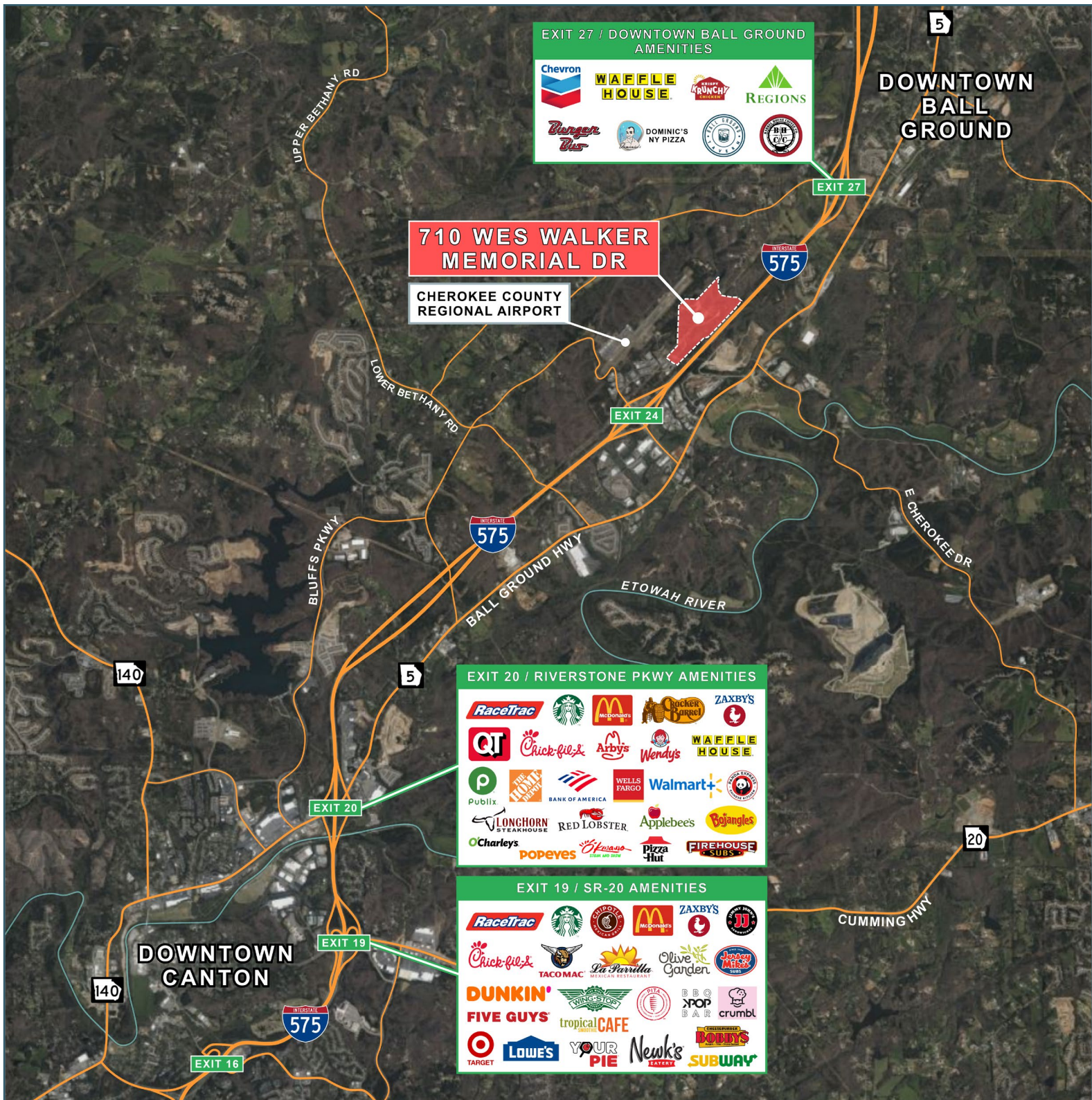
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AMENITIES MAP



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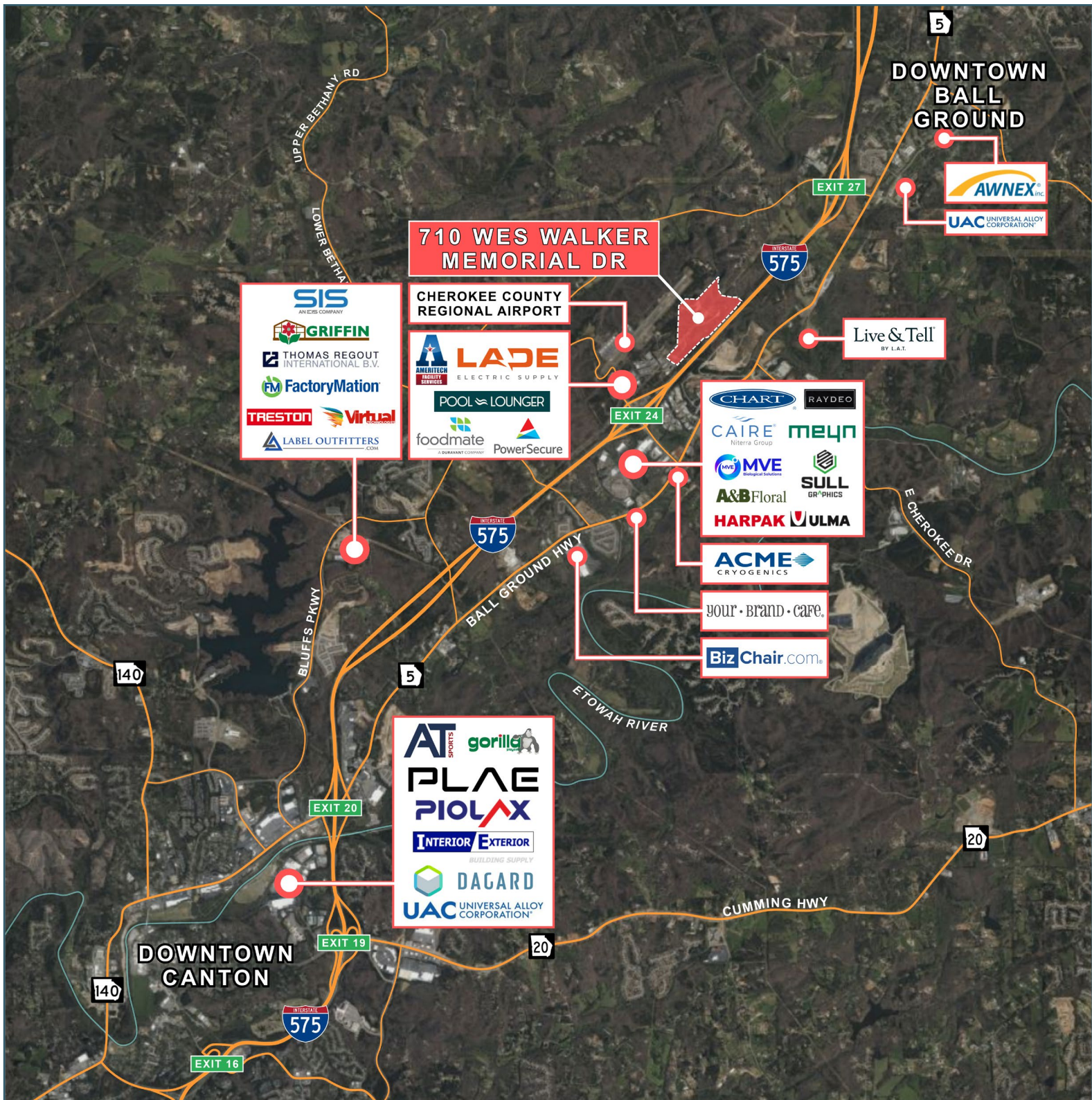
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CORPORATE NEIGHBORS MAP



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