

# FOR SALE

209 HOGAN POND LANE, BALL GROUND, GA 30107



**Hughes Commercial Real Estate, Inc.**  
8215 Roswell Road, Building 700  
Atlanta, GA 30350  
770-559-1099 | [hughes-cre.com](http://hughes-cre.com)

**Cade McDonald**

404-307-5166

[cade@hughes-cre.com](mailto:cade@hughes-cre.com)

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

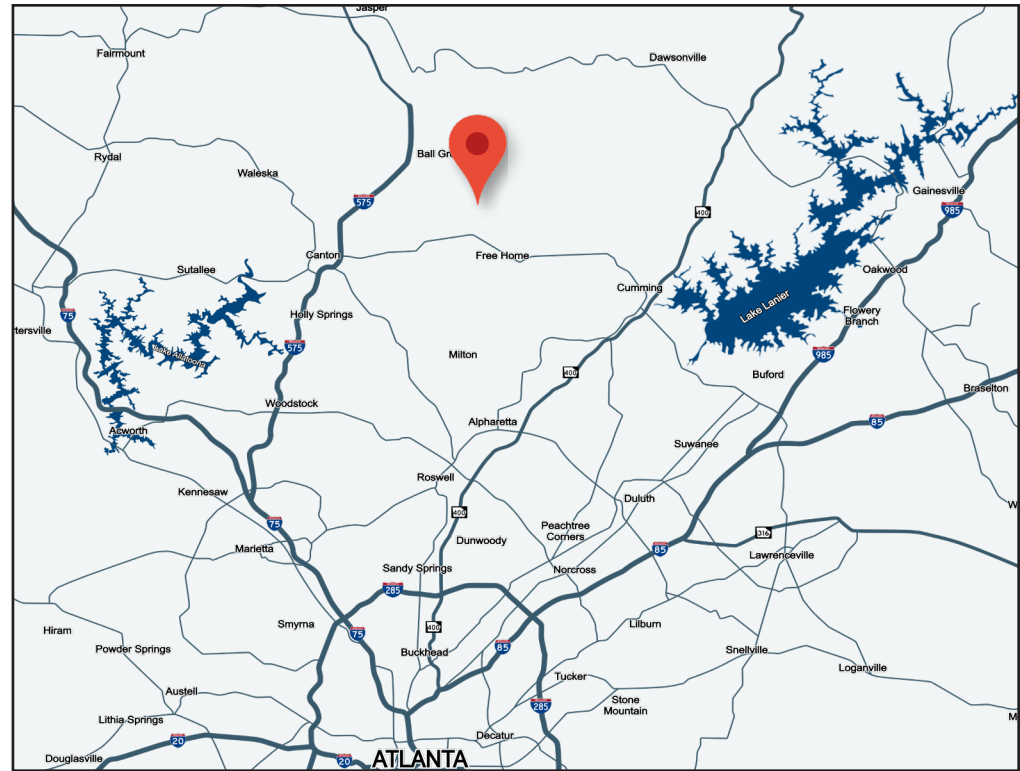


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## PROPERTY INFORMATION

- New Construction
- Light Industrial (LI) Zoning
- Excellent Owner / User Opportunity
- +/-5.91 Acre Lot with +/-1.8 Acre Outside Storage Yard with enlarged parking area
- 4,000 SF Building Pad
- 3,200 SF Enclosed Shell with 800 SF Covered Area (40' x 20')
- 1,000 SF Office with Shower
- 7" Heavy Duty Slab
- 18'-20' Clear Height
- Three (3) 14'x14' Drive-In/Roll-Up Doors
- +/-4 miles to GA-20
- +/-7 miles to I-575 (Exit 27 - Howell Bridge Road)



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## EXTERIOR / YARD PHOTOS



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## INTERIOR PHOTOS



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### PROPERTY LAND SURVEY

