

# CHEROKEE 75 BUSINESS PARK

1481 CHEROKEE PARKWAY, ACWORTH, GA 30102

BUILT-TO-SUIT INDUSTRIAL

UP TO ±70,000 SF AVAILABLE

**FOR SALE**  
**USER BUILDING**

**FOR LEASE**  
**SHALLOW BAY INDUSTRIAL**



## PROPERTY SPECIFICATIONS

<b>PROJECT TYPE</b>	Built-to-Suit Industrial Building with additional storage yard / IOS potential
<b>ZONING</b>	Light Industrial
<b>BUILDING SIZE</b>	Up to ±70,000 SF
<b>LOT SIZE</b>	±9 Acres w/ ±5 Acres Potential Outdoor Storage
<b>UTILITIES</b>	All available on site including sewer
<b>LOCATION</b>	<ul style="list-style-type: none"> <li>• ±0.5 miles to Highway 92</li> <li>• ±2.5 miles to I-75</li> <li>• ±5.5 miles to UPS</li> <li>• ±11.4 miles to FedEx</li> <li>• ±21 miles to I-285</li> <li>• ±69 miles to Appalachian Inland Port</li> </ul>
<b>OCCUPANCY</b>	±15 months after a signed contract
<b>IDEAL USE</b>	Users with unique requirements who want to own their own real estate



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

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<b>James Hicks</b>	404-304-2386	james@hughes-cre.com
<b>Tommy Hughes, Jr.</b>	404-218-5080	tommy@hughes-cre.com

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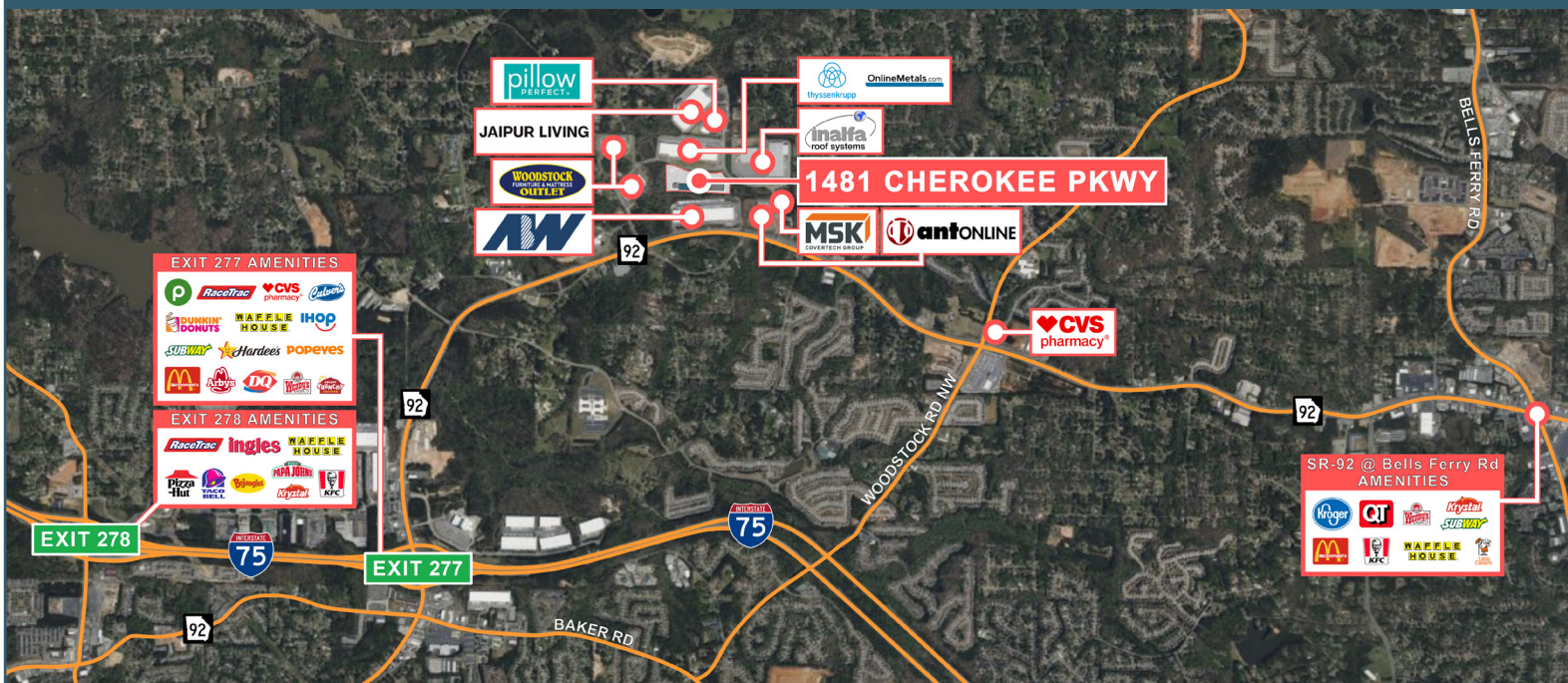
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## SITE LAYOUT POTENTIAL



## LOCAL AERA MAP



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