

# OFFERING MEMORANDUM

## 5286 CIRCLE DRIVE, LAKE CITY, GA 30260

151,189 SF AVAILABLE (SUBDIVIDABLE) | ±11 ACRES



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 SUMMARY

5286 CIRCLE DRIVE, LAKE CITY, GA 30260

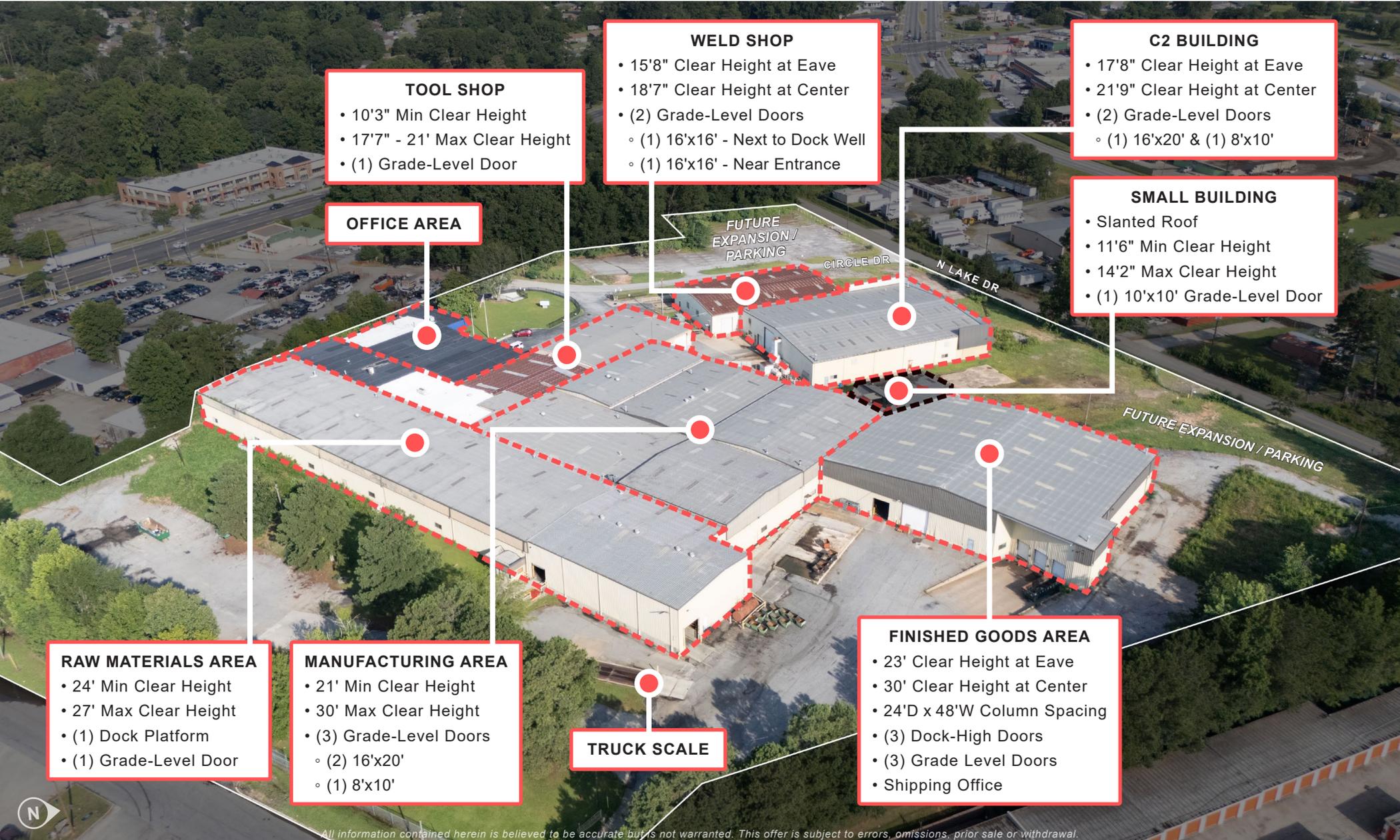
## SUMMARY INFORMATION

<b>PROPERTY ADDRESS</b>	5286 Circle Dr Lake City, GA 30260
<b>MUNICIPALITY</b>	City of Lake City / Clayton County
<b>ZONING</b>	BG (General Business) by the City of Lake City
<b>OPPORTUNITY ZONE</b>	Yes - Federal & County
<b>FACILITY CURRENT USE</b>	Manufacturing
<b>TOTAL SIZE</b>	151,189 SF
<b>TOTAL ACREAGE</b>	±11 Acres
<b>CLEAR HEIGHT</b>	±10' - 30'
<b>LOADING</b>	Dock High & Grade Level Doors
<b>KEY DISTANCES</b>	<ul style="list-style-type: none"><li>• ±0.1 mi to Jonesboro Rd (GA-54)</li><li>• ±0.3 mi to Forest Pkwy</li><li>• ±2.7 mi to I-75</li><li>• ±3 mi to I-675</li><li>• ±3.1 mi to I-285</li><li>• ±4.7 mi to Hartsfield-Jackson Atlanta International Airport</li></ul>



# PROPERTY SPECIFICATIONS

5286 CIRCLE DRIVE, LAKE CITY, GA 30260



# INFILL LOCATION

**HARTSFIELD-JACKSON  
ATLANTA INTERNATIONAL  
AIRPORT**

**DOWNTOWN  
ATLANTA**



**5286 CIRCLE DR**



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