

880 UNION GROVE ROAD

CALHOUN, GA 30701



FOR SALE OR LEASE | 200,000 SF SHOWROOM / WAREHOUSE

Directly Across from Buc-ee's - Calhoun



Cade McDonald
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James Hicks
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Mason Marsteller
404-790-9615
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Disclaimer: All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.

LOCATION

880 UNION GROVE ROAD, CALHOUN, GA 30701



BUILDING SPECIFICATIONS

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BUILDING SIZE	200,000 SF
DIMENSIONS	1,000' D x 200' W
TYPE	PEM Precast
PARCEL SIZE	16.607 Acres
SHOWROOM	2,000 SF
OFFICE	6,000 SF
WAREHOUSE	192,000 SF
MEZZANINE STORAGE	2,000 SF
DIVISIBLE	Yes
CONFIGURATION	Side Load
CLEAR HEIGHT	25'
COLUMN SPACING	60' x 66'
DOCK-HIGH DOORS	23
DRIVE-IN DOORS	2
TRUCK COURT	190'
AUTO PARKING	61 Parking Spaces
TRAILER PARKING	120 Positions
ELECTRICAL	2,000 Amp, 3 Phase
LIGHTING	LED
ROOF	Standing Seam
FIRE PROTECTION	ESFR

BUILDING PHOTOS | EXTERIOR

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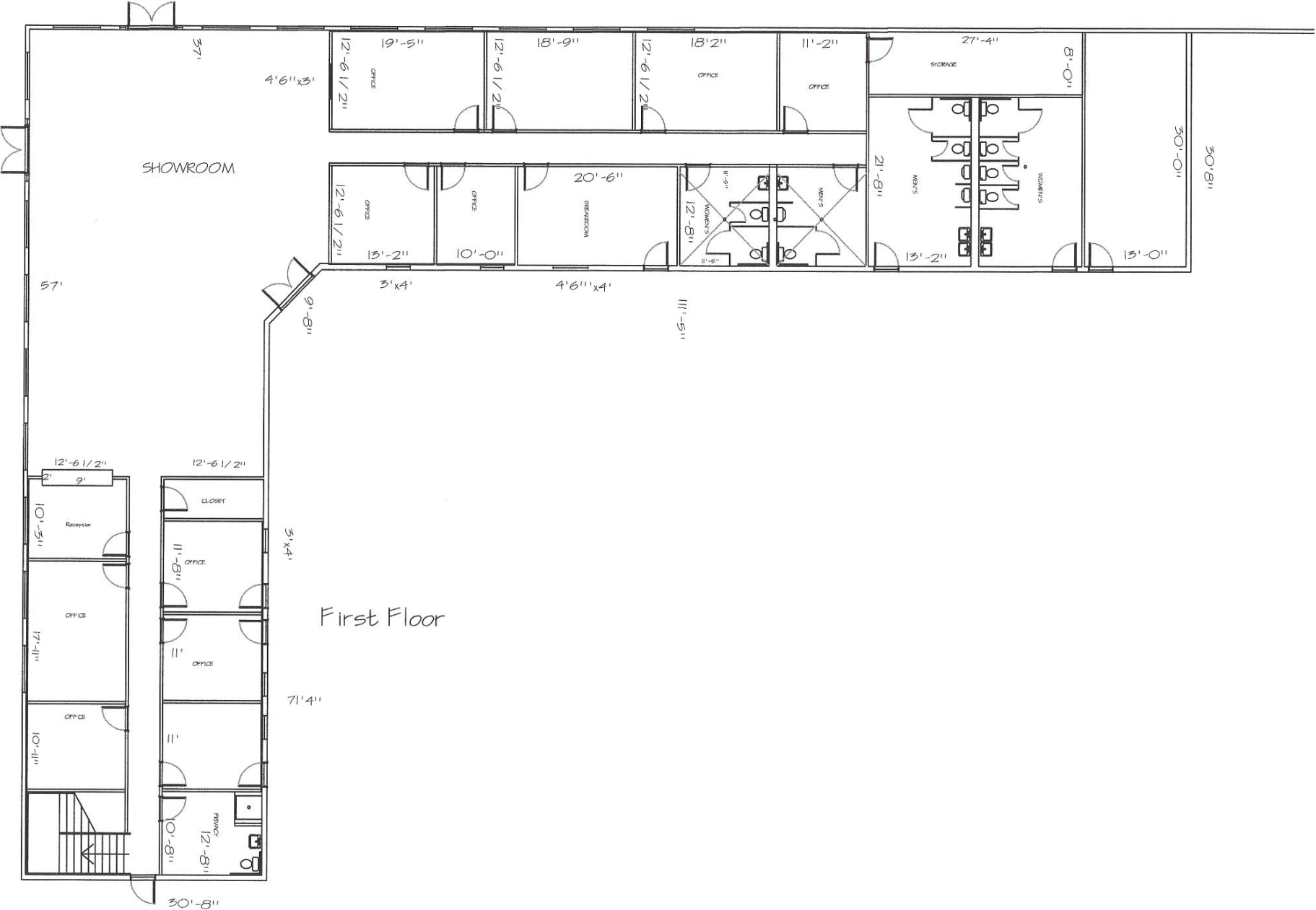
BUILDING PHOTOS | INTERIOR

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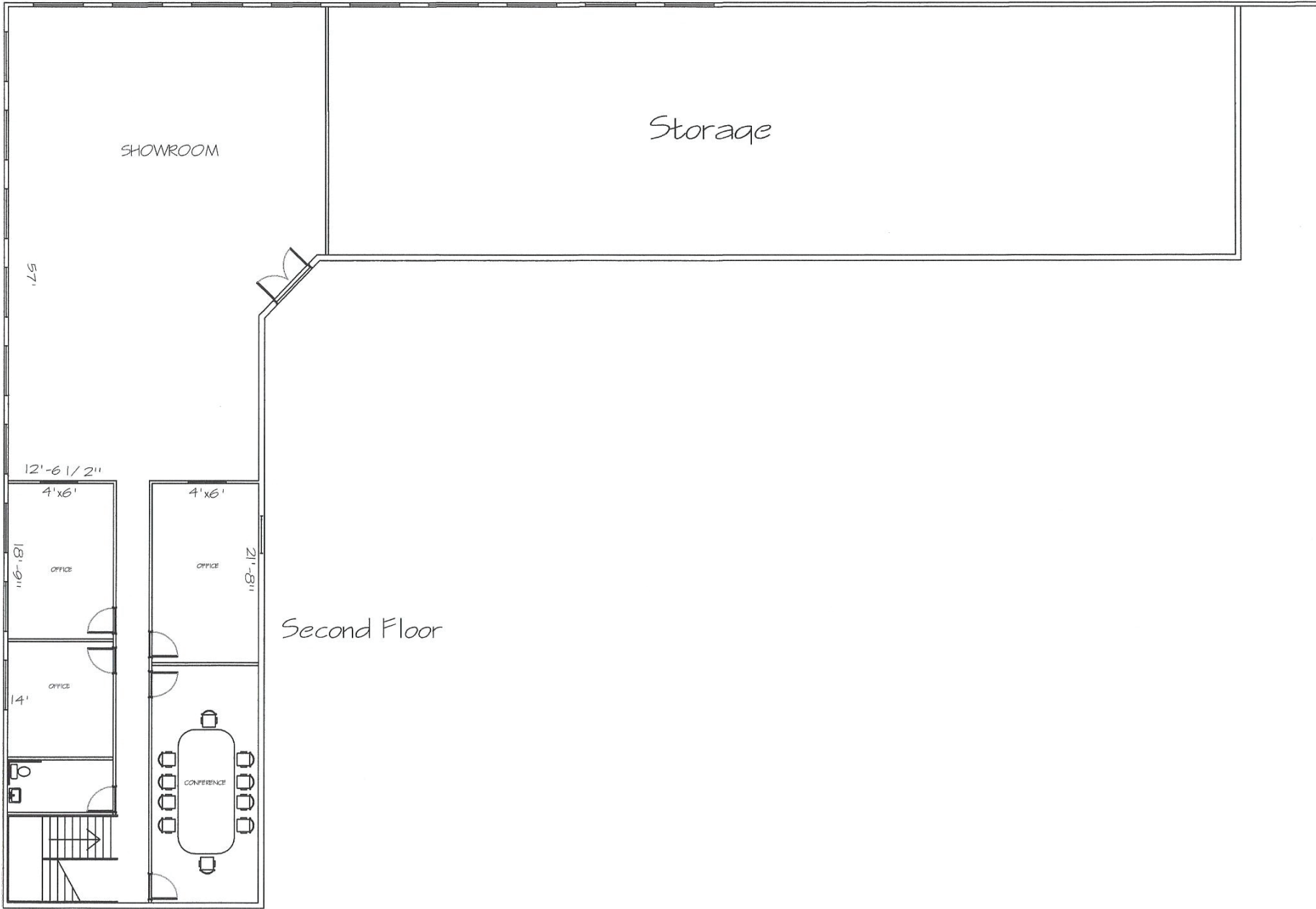
SHOWROOM & OFFICE FLOOR PLAN

880 UNION GROVE ROAD, CALHOUN, GA 30701

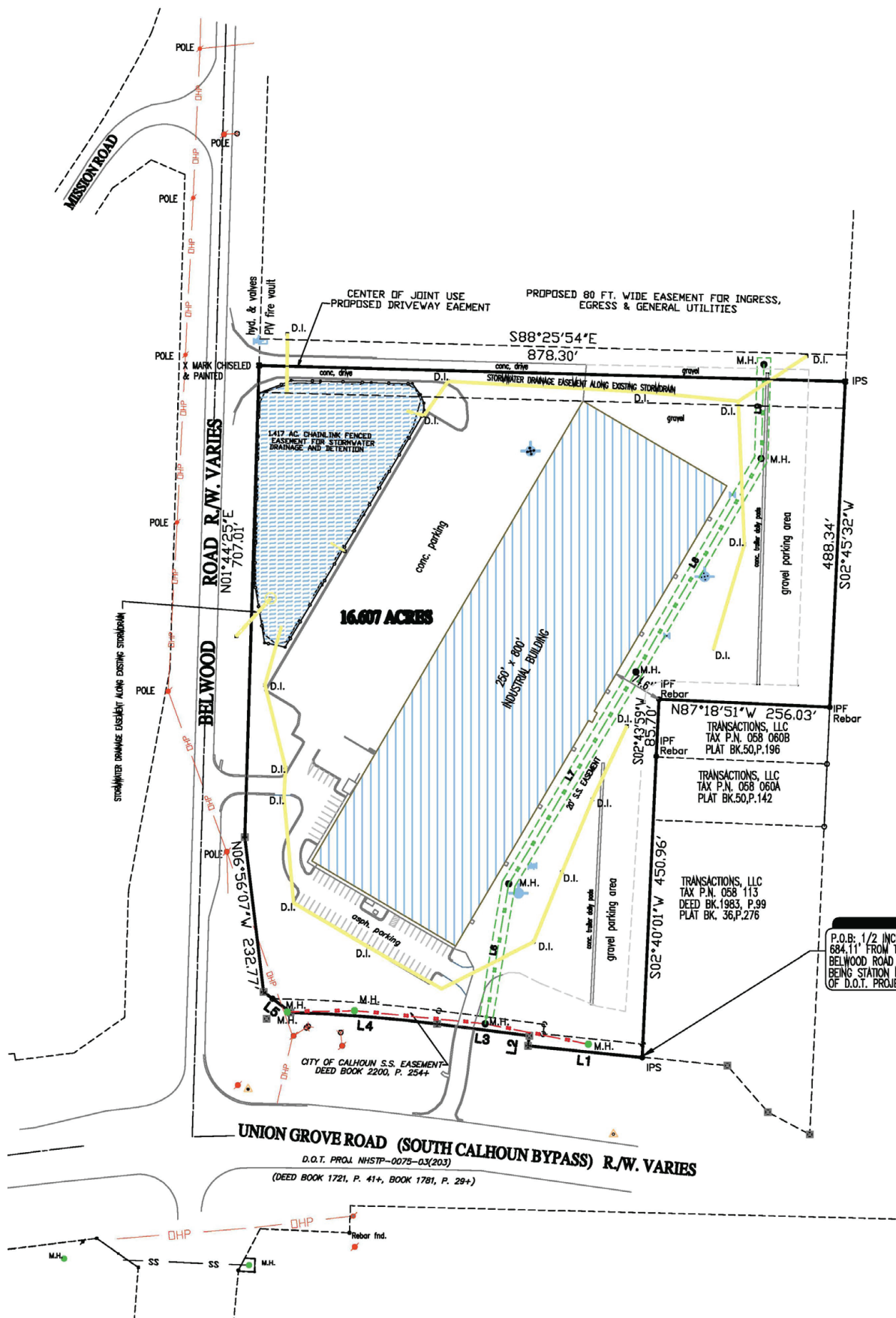


MEZZANINE OFFICE & STORAGE FLOOR PLAN

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LOCAL AREA MAP

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KEY DISTANCES

GA-53	0 miles
I-75	0.3 miles
US-41	1.3 miles
Appalachian Regional Port	37 miles
I-285	52 miles
Chattanooga	55 miles
I-85	60 miles
I-20	61 miles
Hartsfield-Jackson Atl Intl. Airport	70 miles
Port of Savannah	315 miles



FOR SALE

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FOR MORE INFORMATION, CONTACT:

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Hughes Commercial Real Estate, Inc.

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