

±50,625 Sq. Ft. For Sale or Lease

1551 Fairground Road • Madison, GA 30650



Property Features:

- ±50,625 sq. ft. industrial facility available in Morgan County
- Expandable to ±150,000 sq. ft.
- ±14.19 acre site
- ±4,050 sq. ft. of finished office space
- Additional ±4,050 sq. ft. partially finished mezzanine
- 7 dock high doors (with levelers) & 2 drive-in doors
- 24' ceiling height
- ±10 acres paved/graveled for outside storage or parking
- Tilt-up construction (built in 2005)
- Entire property is fenced
- 45' x 45' column spacing
- Great location 50 miles east of Atlanta
- Less than 0.9 miles from I-20, Exits 113 & 114 (Hwy 83 or Hwy 441)

Gene Baldwin

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770.536.6555 (O)

706.474.2835 (C)

Industrial Properties Group, Inc.

125 S. Main Street, Suite A

Madison, GA 30650

www.ipgproperties.com



Local Knowledge • Global Networks

1551 Fairground Road • Madison, GA 30650



Additional Building Features:

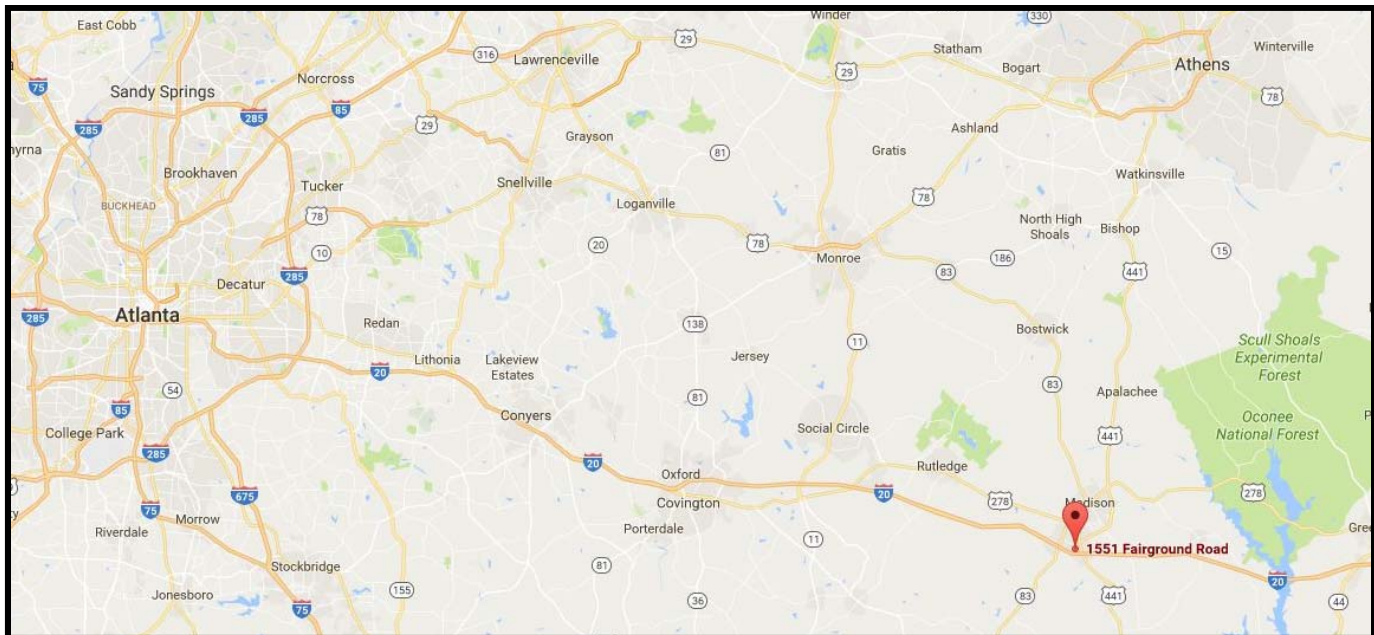
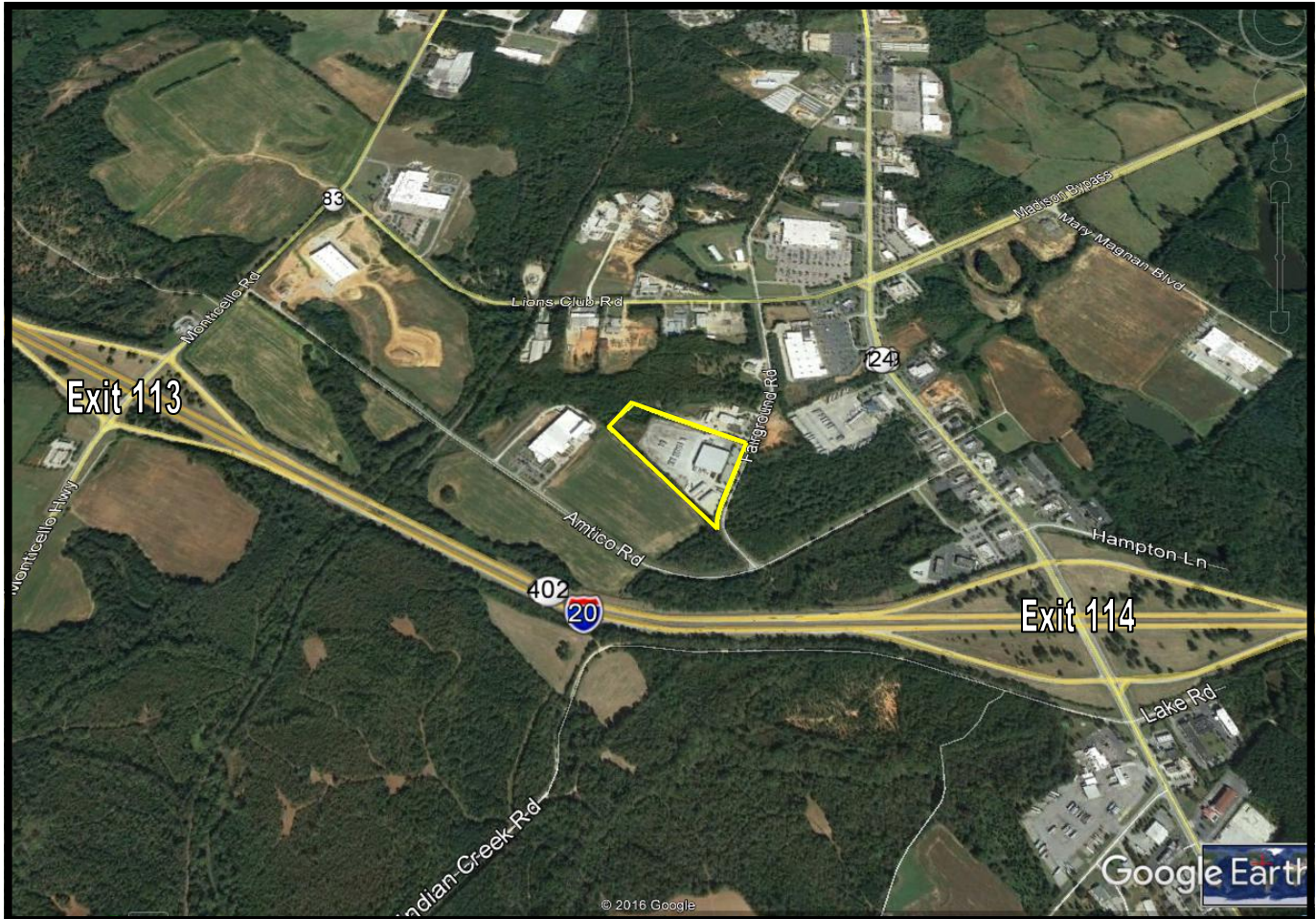
- 800 amp power service
 - 100% sprinkler coverage
 - Gas warehouse heaters
 - City water & sewer
 - High bay lighting
 - 9 private offices
 - Additional Bull pen office
 - Employee break room
 - 3 restrooms
-



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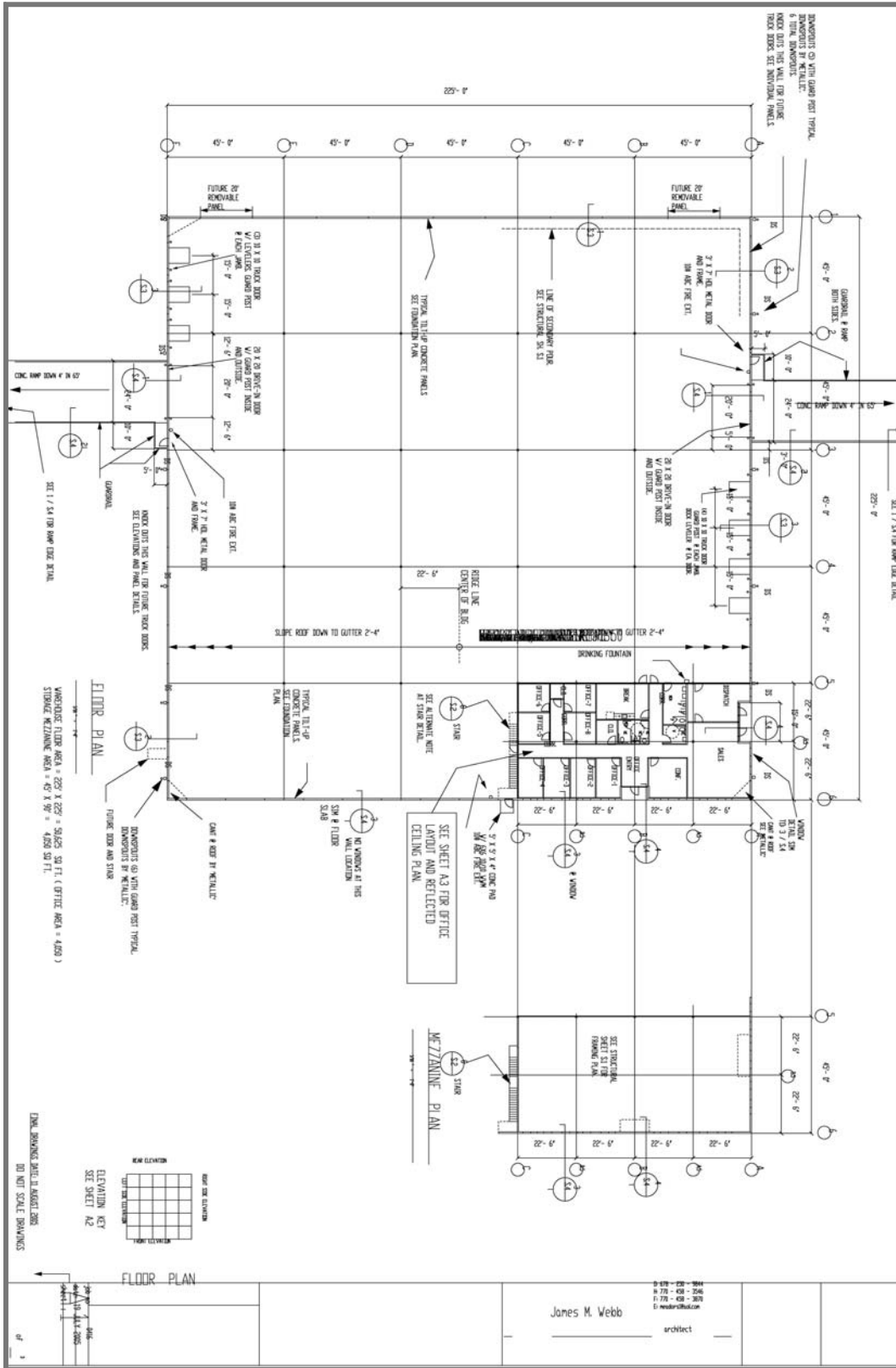
1551 Fairground Road • Aerial View



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1551 Fairground Road • Building Layout



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