



**975 Gerrard Rd**  
Lavonia, Georgia 30553



**FOR SALE**  
**±197,450 SF**  
Franklin County

**Freestanding Industrial Facility**  
**Distribution | Warehouse | Manufacturing**



Industrial Properties Group  
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# PROPERTY OVERVIEW

975 Gerrard Rd, Lavonia, GA 30553



**FOR SALE**  
**±197,450 SF**  
Franklin County

## PROPERTY FEATURES:

- ±197,450 Total Sq. Ft.
- Production / Warehouse:  
±172,000 Sq. Ft.
- Office / Breakroom: ±6,700 Sq. Ft.
- Mezzanine: ±12,500 Sq. Ft.  
(Fixed Structure w/ 4" Poured Floor)
- Ancillary Buildings: ±6,250 Sq. Ft.
- ±17.19 Acre Site
- ESFR Sprinkler
- 10 Dock High Doors
- 2 Drive-in Doors
- 28' - 32' Ceiling Height
- 50' x 50' and 50' x 60' Column  
Spacing
- Floor Drains with Wastewater  
Pretreatment System
- Power: 2,000 KVA GA Power
- Additional Photovoltaic System
- 1,844 Solar Panels
- Annual Delivered Green Energy  
Target of 886,849 kWh

# LOCATION

975 Gerrard Rd, Lavonia, GA 30553



## DISTANCES:

I-85, Exit 173:	±2 miles	Future Gainesville Inland Port:	±47.5 miles
I-285:	±79.5 miles	Inland Port Greer (South Carolina):	±65.5 miles
Lavonia:	±0.75 miles	Hartsfield Jackson Int'l Airport:	±107 miles
Downtown Atlanta:	±97.3 miles	Port of Savannah:	±225 miles
Greenville, SC:	±49.5 miles	Port of Charleston:	±260 miles

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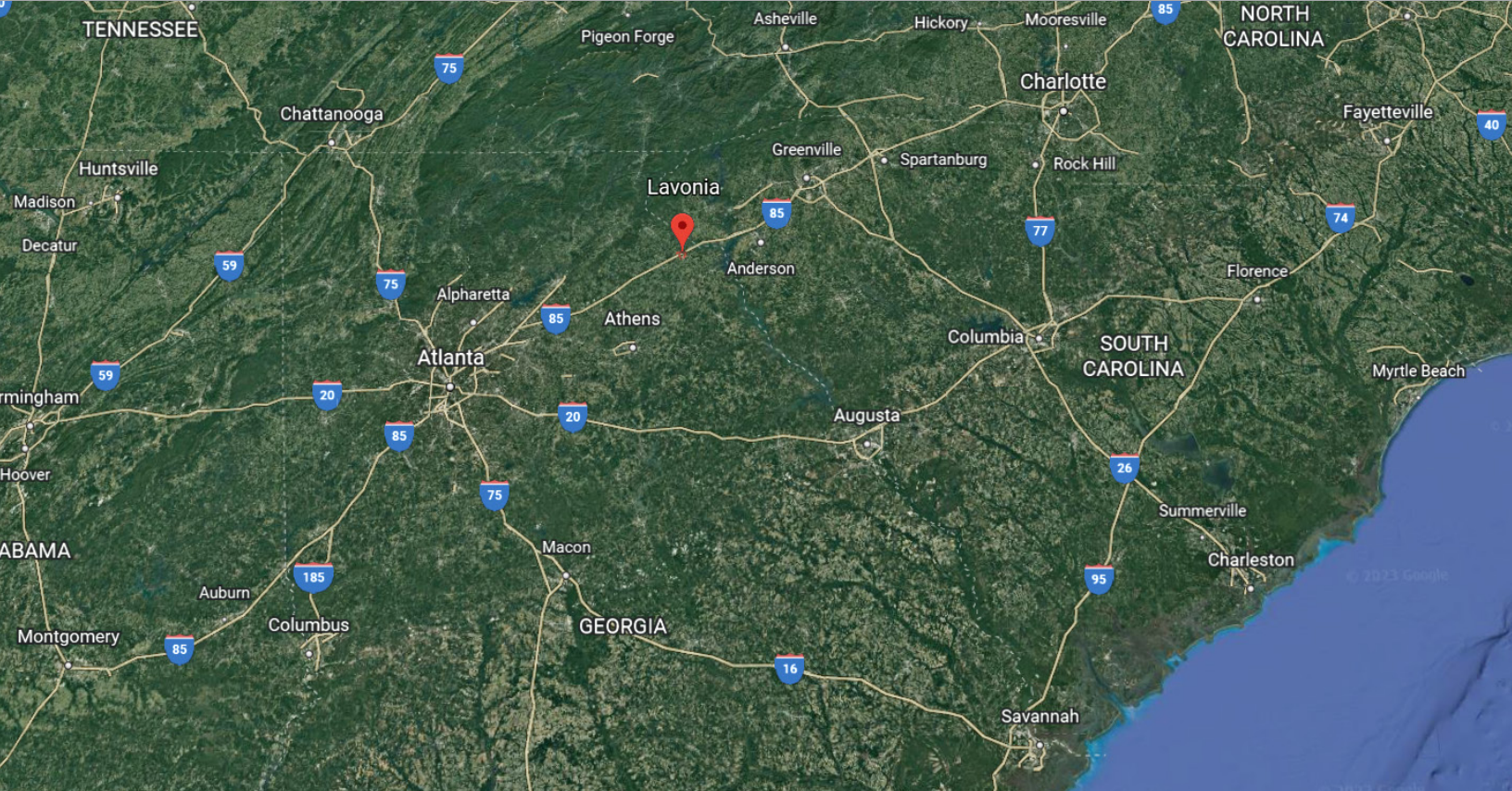
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# REGIONAL MAP

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## About Lavonia / Franklin County:

Located in both Franklin and Hart County, Lavonia's diversified economy is driven by manufacturing, locally-owned small businesses, and agriculture commodities.

\*Franklin County is a Tier 1 job tax credit community, offering up to \$4,000 per job created along with other aggressive incentives.

## Workforce:

Labor in Franklin County, Georgia is readily available, including skilled labor for manufacturing. Franklin County's location along Interstate 85 in northeast Georgia, near Athens and the University of Georgia, gives employers access to higher skilled white-collar workers as well. Designated as a Georgia Work Ready community, Franklin County is ready to staff your new or expanding business.

## Demographics:

Franklin County, Georgia has a stable population of about 23,946, as of 2021 U.S. Census estimates. Total population is expected to grow by about 2,000 residents in Franklin County through 2060.



# PHOTOS

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