



546 Old Liberty Hill Road

Toccoa, GA 30577



For Sale or Lease
±100,000 - 211,046 SF
Stephens County

Freestanding Industrial Facility
Distribution | Warehouse | Manufacturing



Industrial Properties Group, Inc.
PO Box 364, Gainesville, GA 30503
770.536.6555
www.ipgproperties.com

Floyd H. Baldwin, SIOR
fbaldwin@ipgproperties.com
770.287.5288 (cell)
770.536.6555 x 222 (office)

Drew C. Addison, SIOR
daddison@ipgproperties.com
678.316.2409 (cell)
770.536.6555 x 232 (office)

PROPERTY OVERVIEW

546 Old Liberty Hill Road, Toccoa, GA 30577



SECTION B
±100,000 sq. ft.

SECTION A
±111,046 sq. ft.

For Sale or Lease
±100,000 - 211,046 SF

Stephens County

PROPERTY FEATURES:

±211,046 total sq. ft.

Paved lay down yard

Fenced truck court

120' truck court depth

Ample parking (±185 spaces)

SECTION A

±111,046 sq. ft.

13'8" ceiling height

27'6" x 30' column spacing

12 dock high doors

1 drive-in door

800 & 1000 amp/480V

SECTION B

±100,000 sq. ft.

27' ceiling height

25' x 50' column spacing

6 dock high doors

1 drive-in door

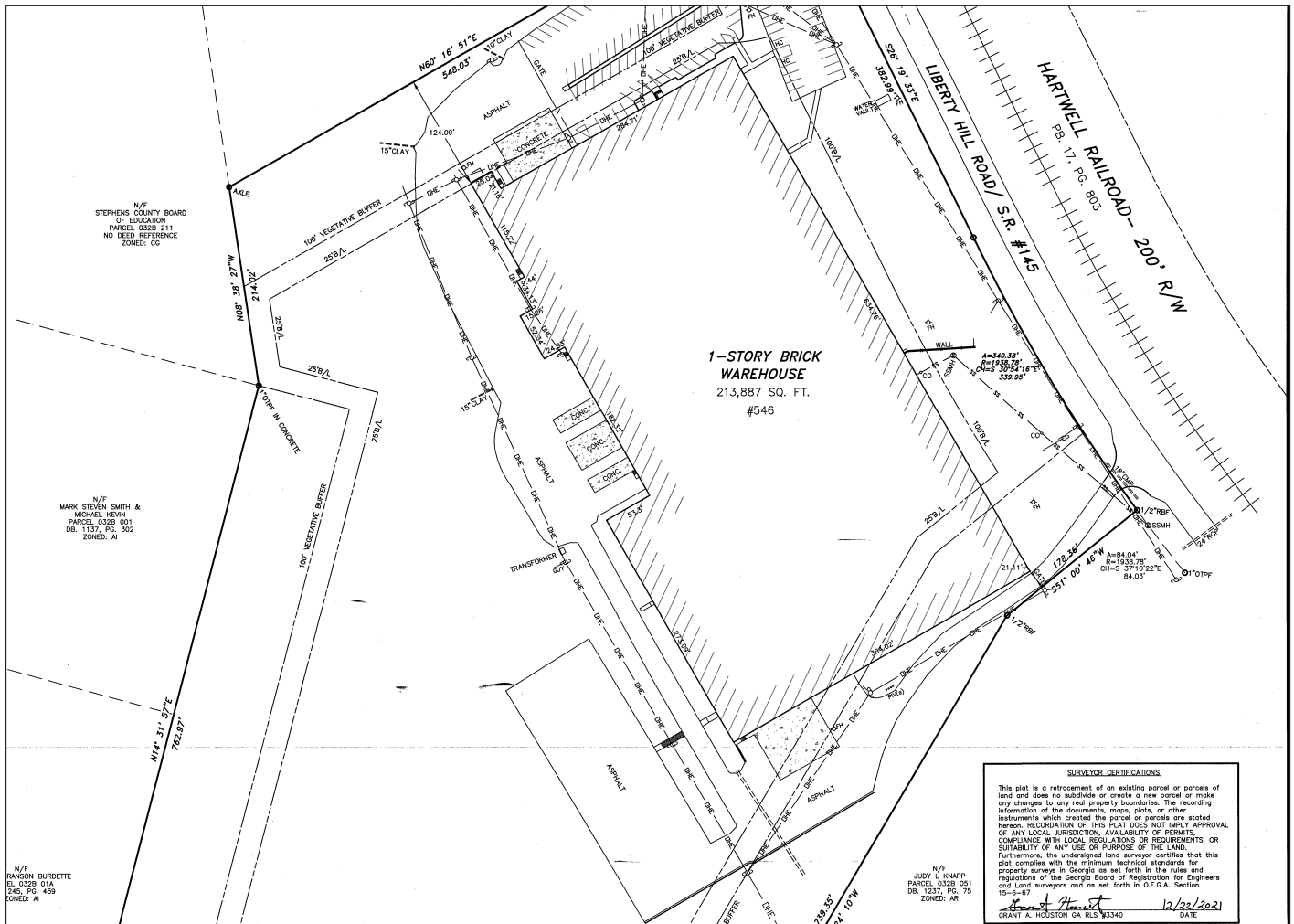
800 amp/480V



ipgproperties.com

SURVEY & INTERIOR PHOTOS

546 Old Liberty Hill Road, Toccoa, GA 30577



Floyd H. Baldwin, SIOR

fbbaldwin@ipgproperties.com

770.287.5288 (cell)

770.536.6555 x 222 (office)

Drew C. Addison, SIOR

daddison@ipgproperties.com

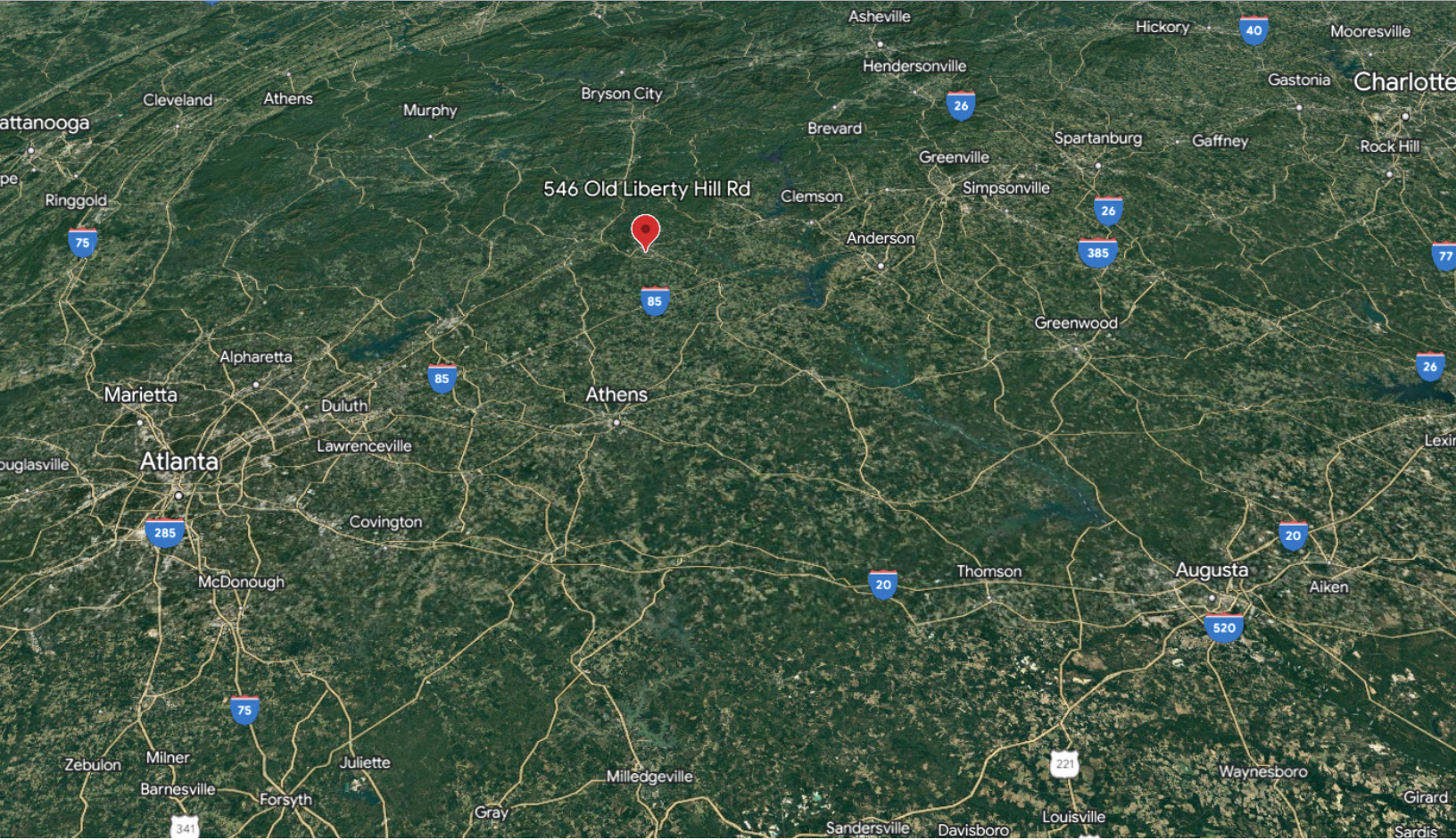
678.316.2409 (cell)

770.536.6555 x 232 (office)



LOCATION

546 Old Liberty Hill Road, Toccoa, GA 30577



DISTANCES:

Hwy 17:	±4 miles	Future Gainesville Inland Port:	±36.4 miles
Hwy 365:	±16 miles	Downtown Atlanta:	±97.3 miles
I-85:	±21 miles	Hartsfield Jackson Int'l Airport:	±105 miles
Inland Port Greer (South Carolina):	±85 miles	Port of Savannah:	±248 miles
Greenville, SC:	±69 miles		

Floyd H. Baldwin, SIOR

fbaldwin@ipgproperties.com
770.287.5288 (cell)
770.536.6555 x 222 (office)

Drew C. Addison, SIOR

daddison@ipgproperties.com
678.316.2409 (cell)
770.536.6555 x 232 (office)

