



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
PO Box 364, Gainesville, GA 30503
770.536.6555
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PROPERTY OVERVIEW

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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

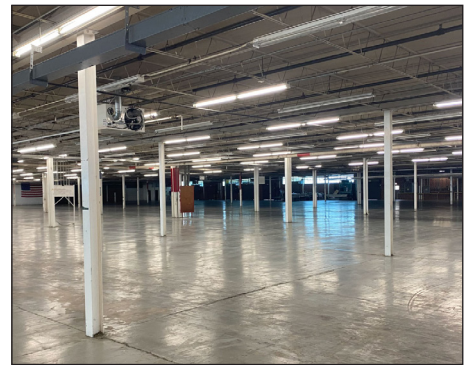
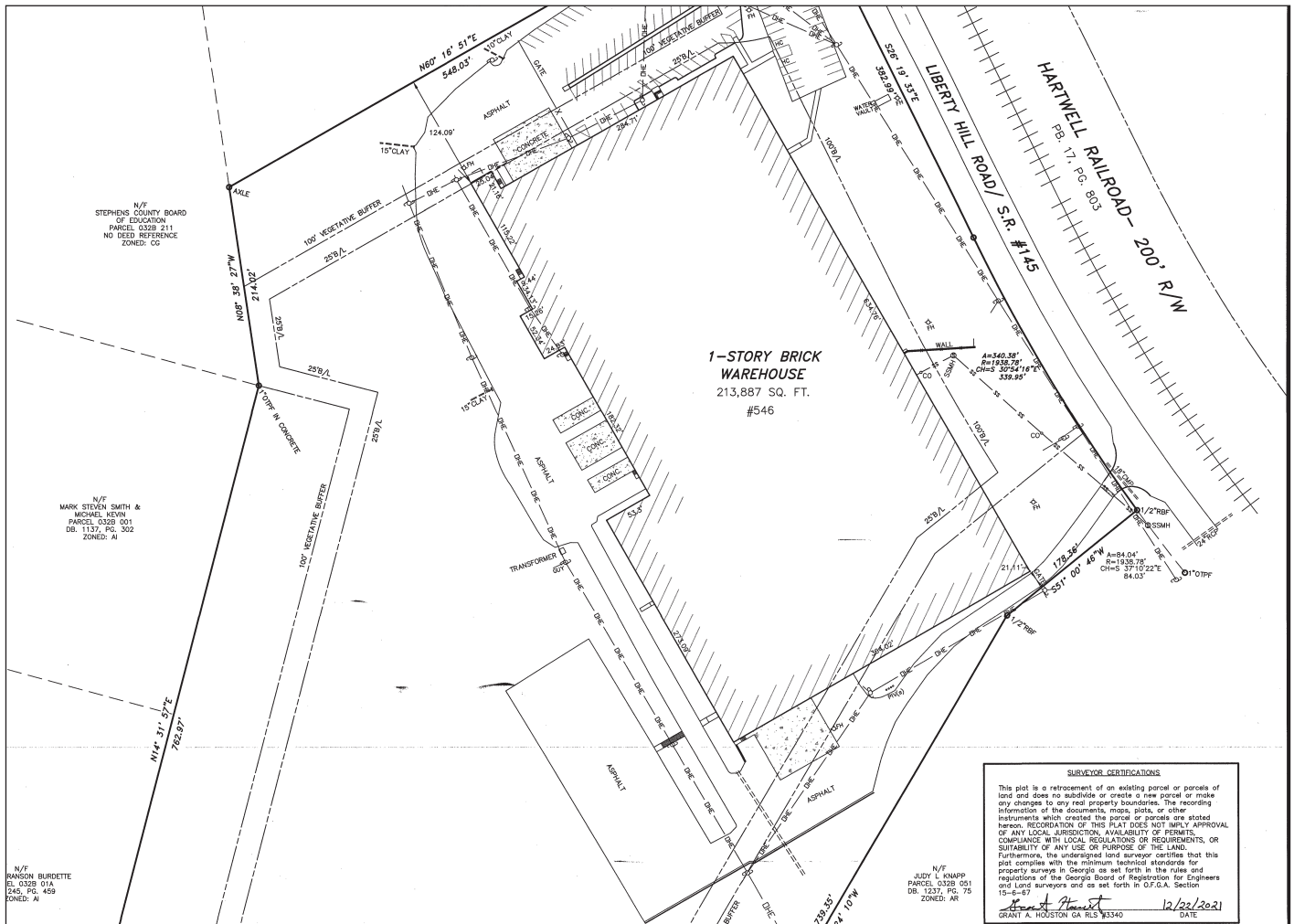
6 dock high doors

1 drive-in door

800 amp/480V

SURVEY & INTERIOR PHOTOS

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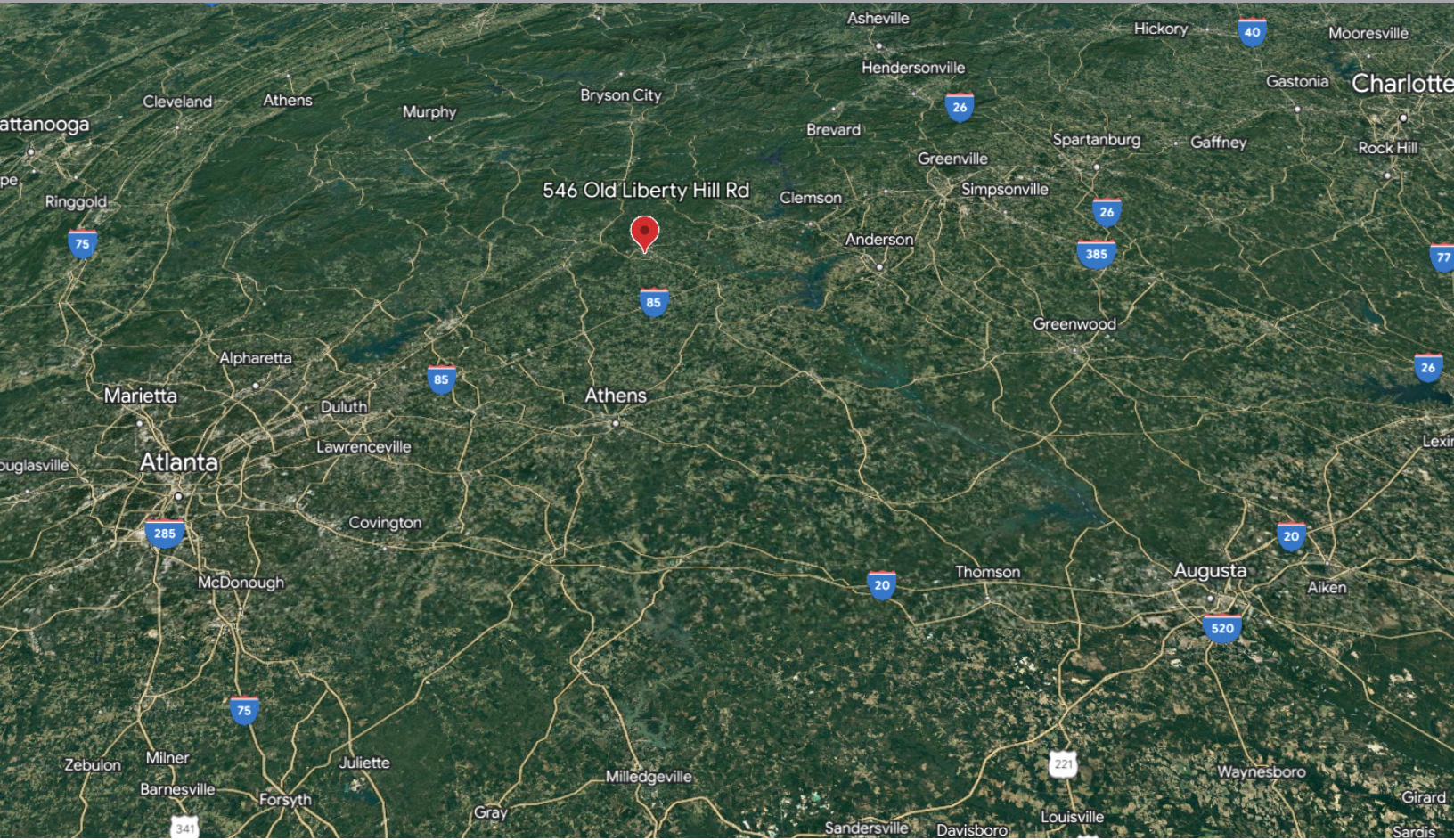
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LOCATION

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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		

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