



389 Lumpkin County Pkwy

Dahlonega, GA 30533



Investment Sale
±25,000 SF
Lumpkin County



Industrial Properties Group, Inc.
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PROPERTY OVERVIEW

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Investment Sale
±25,000 SF
Lumpkin County

PROPERTY FEATURES:

±25,000 sq. ft. industrial building for sale

±3,000 sq. ft. office

±2.83 acre lot

3 drive-in doors (12' x 12')

4 dock high doors (8' x 10')

20' - 24' clear ceiling height

Clear Span

600 amp, 3-phase power

Owner occupied investment sale

Easy access to GA 400



ipgproperties.com

INTERIOR PHOTOS

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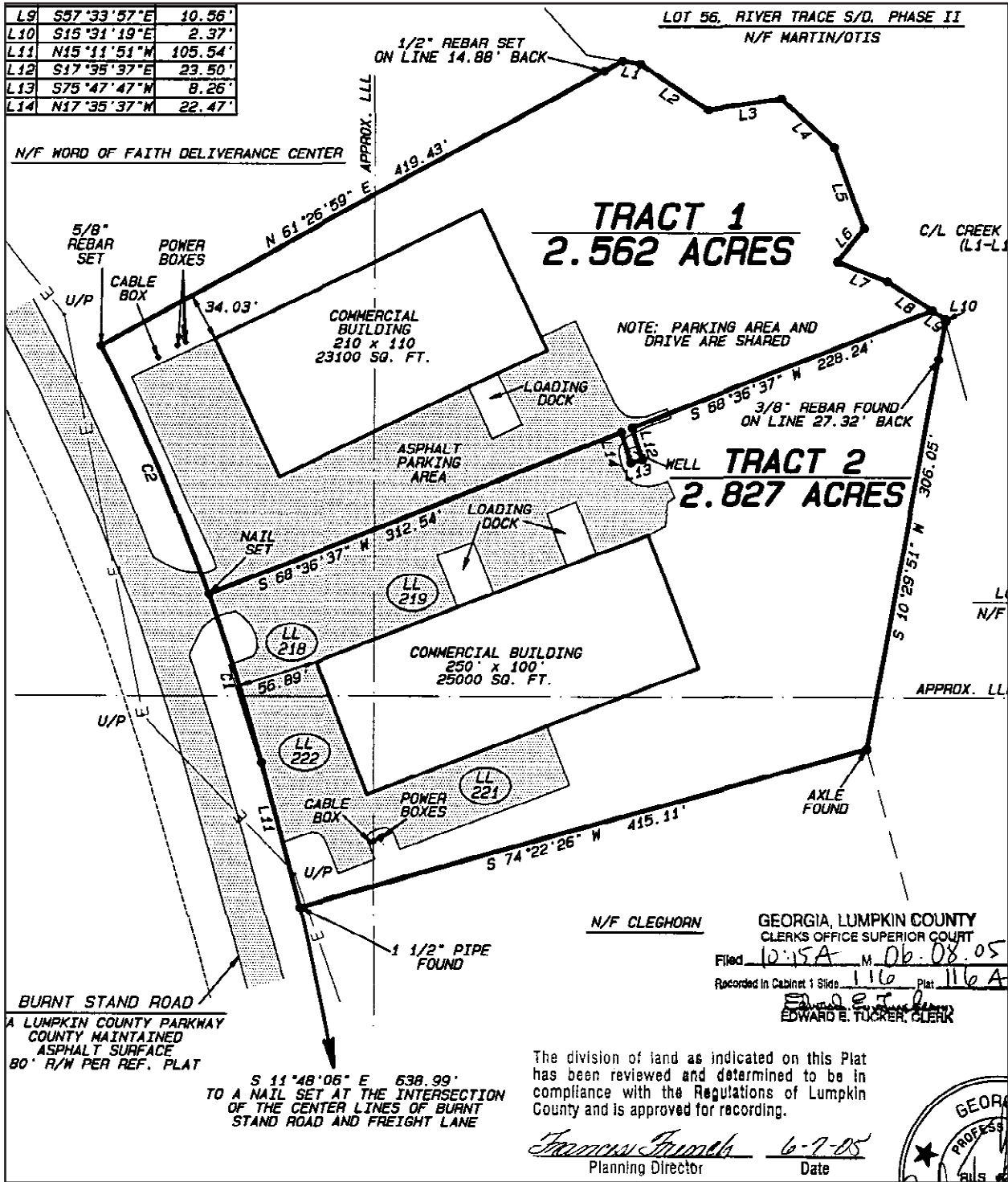
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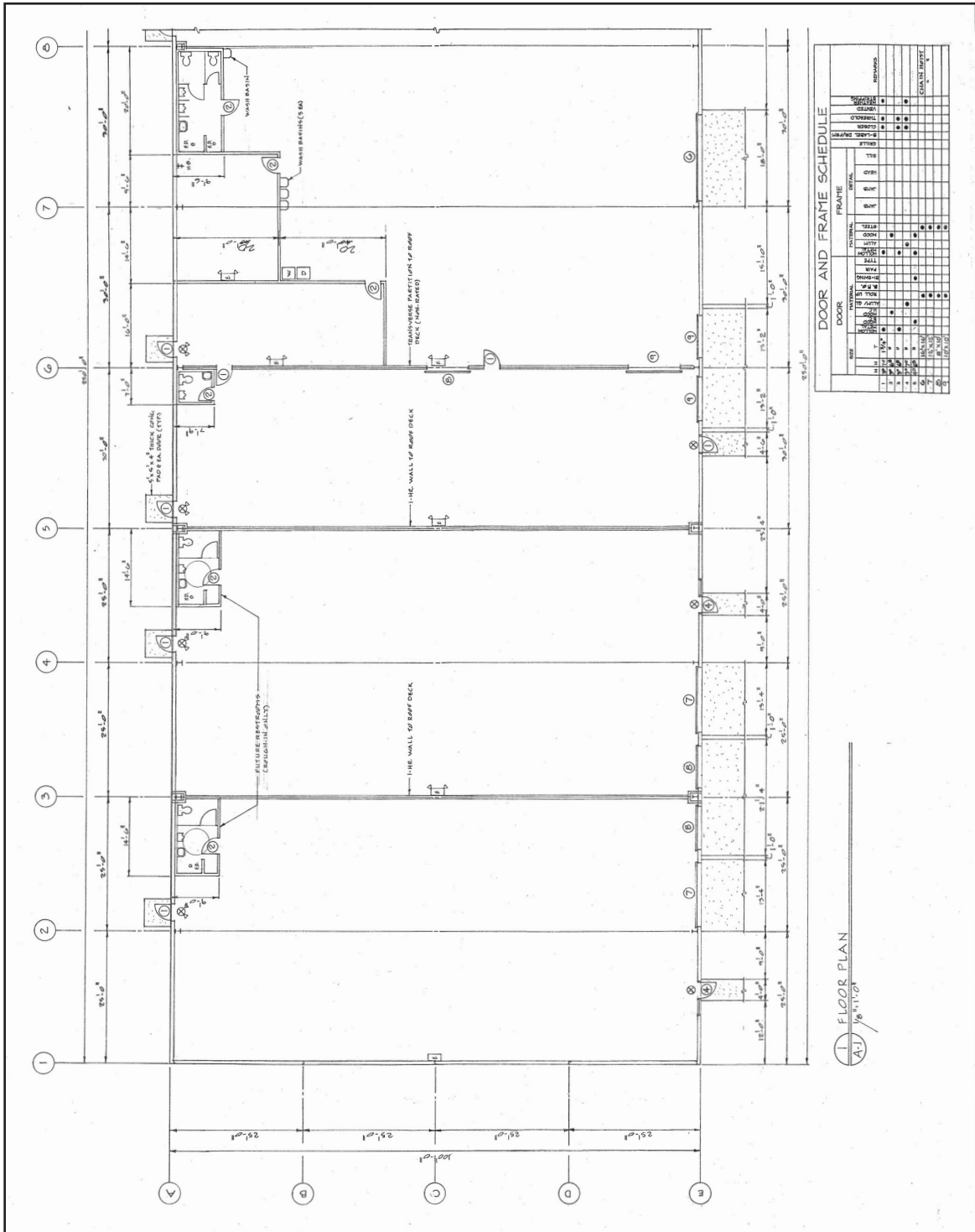
SURVEY

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BUILDING LAYOUT

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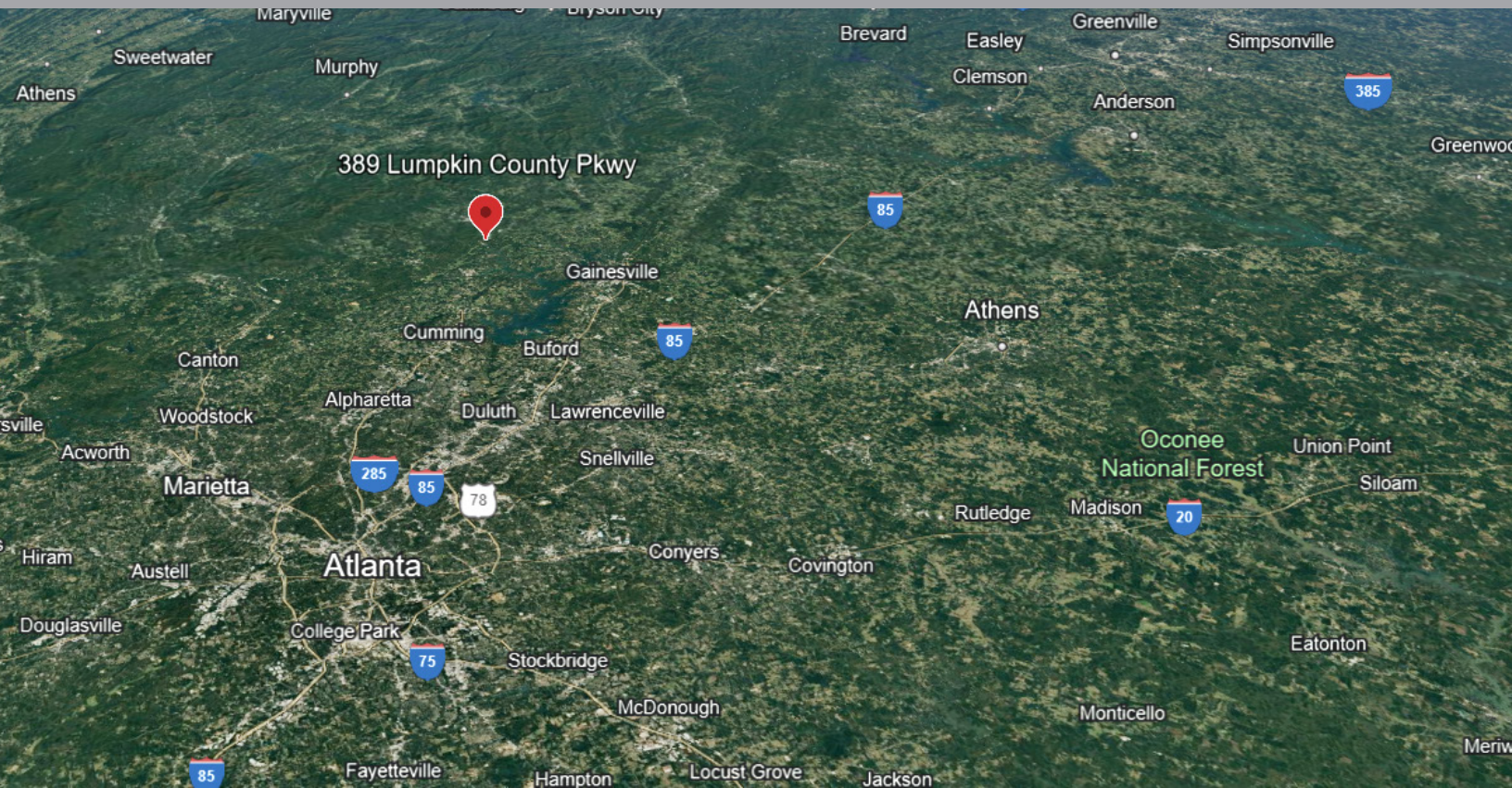
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LOCATION

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DISTANCES:

GA 400:	±0.4 miles
I-85:	±35.7 miles
I-285:	±44.2 miles
Dawsonville:	±7.5 miles
Downtown Gainesville:	±22 miles
Future Gainesville Inland Port:	±29 miles
Downtown Atlanta:	±58 miles



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