



544 Winfield Circle
Hartwell, GA 30643



Available
±4,482 - 64,253 SF
Hart County



Industrial Properties Group
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)

Palmer H. Loggins
ploggins@ipgproperties.com
770.561.3751 (cell)
770.536.6555 x 234 (office)

PROPERTY OVERVIEW

544 Winfield Circle, Hartwell, GA 30643



±108,215 Total Sq. Ft.

FOR LEASE

±64,253 Sq. Ft.

LEASED

Available
±4,482 - 64,253 SF

Hart County

PROPERTY FEATURES:

±4,482 - 64,253 sq. ft. for lease

7 dock high doors

1 drive-in door

13' clear height

39' x 30' column spacing

Wet sprinkler; 100% coverage

5" reinforced slab

4,000 amp power

270' building depth

Brick & Block construction

Fluorescent lighting

Perfect for dry storage

Ample additional trailer parking

Ideal for light manufacturing or warehousing

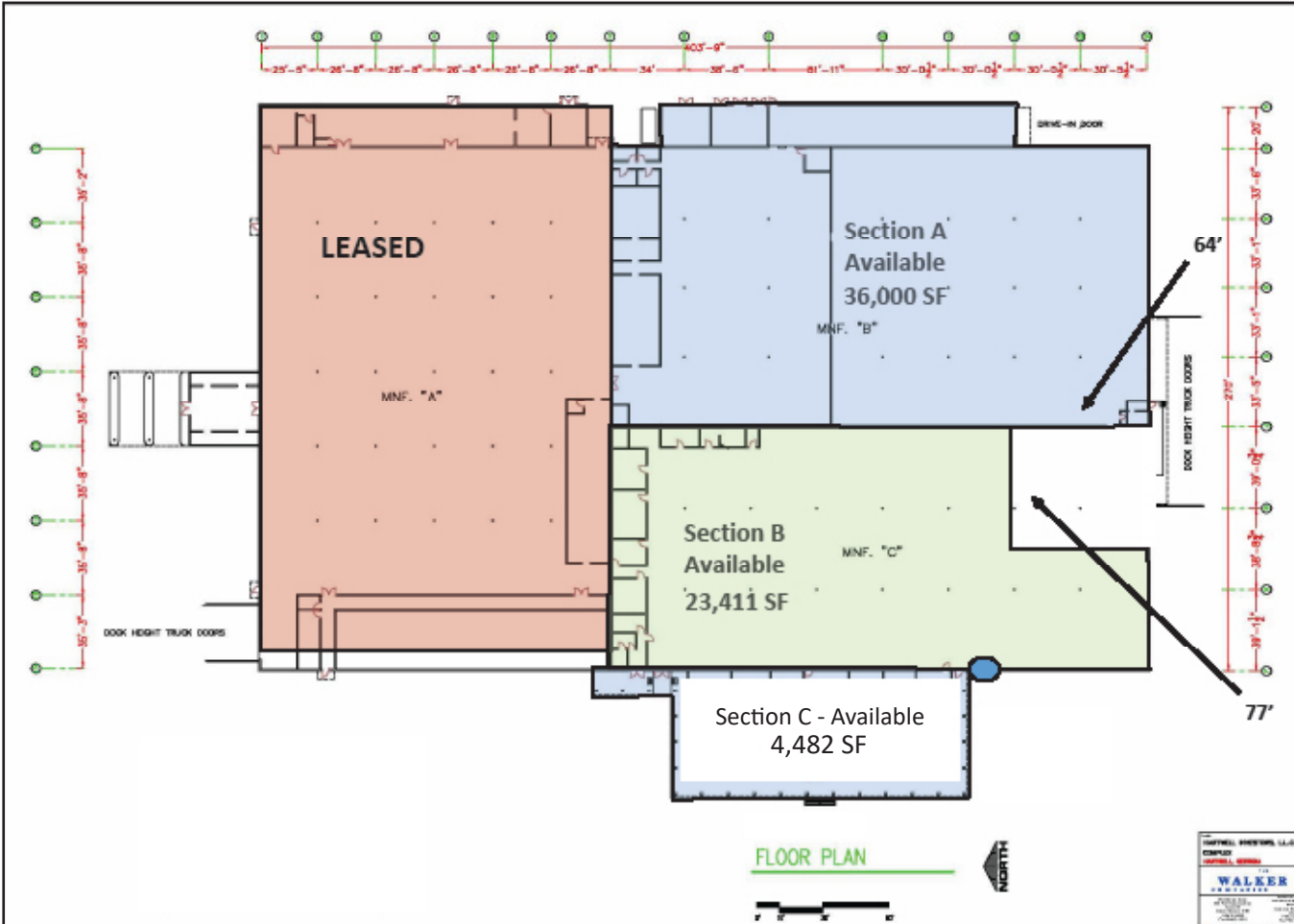
Convenient to I-85

Great below market rate

Building could also be purchased

FLOOR PLAN

544 Winfield Circle, Hartwell, GA 30643



BUILDING DATA		
AREA	SQ. FT.	CLG. HT.
SECTION A	36,000 SF	13' CLR. HT.
SECTION B	23,411 SF	13' CLR. HT.
SECTION C	4,482 SF	N/A
SECTION D	43,962 SF	13' CLR. HT.

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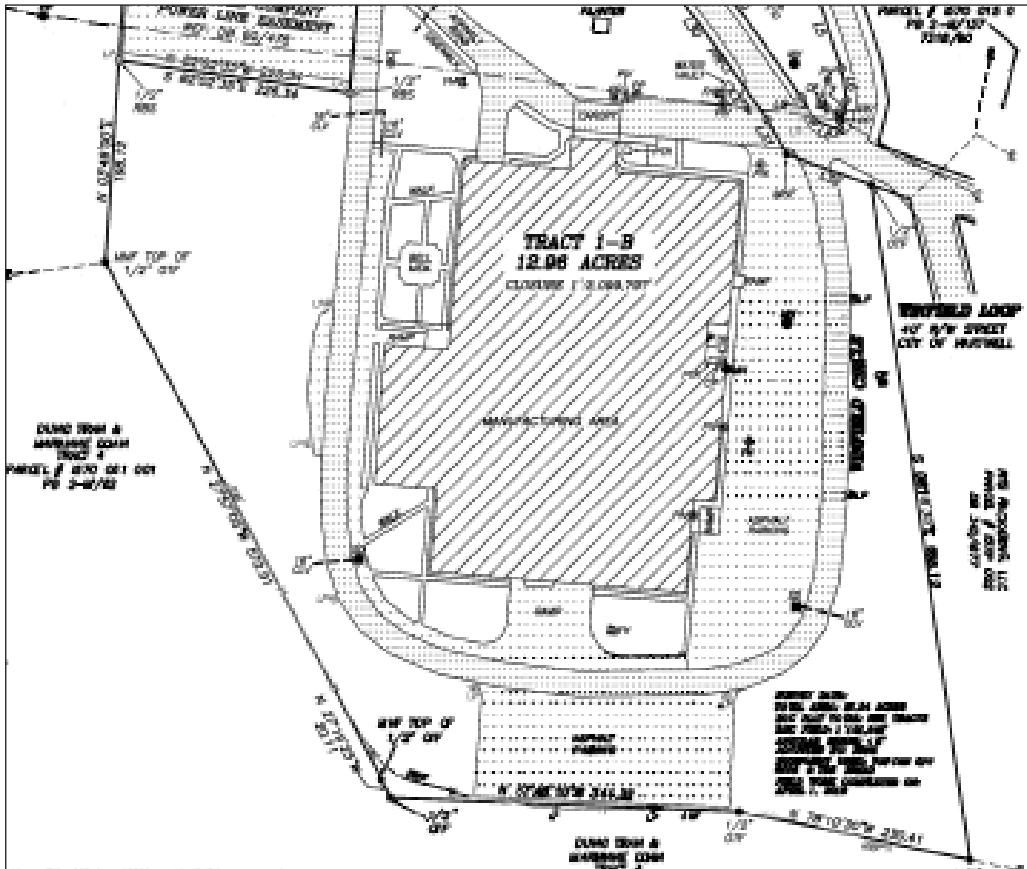
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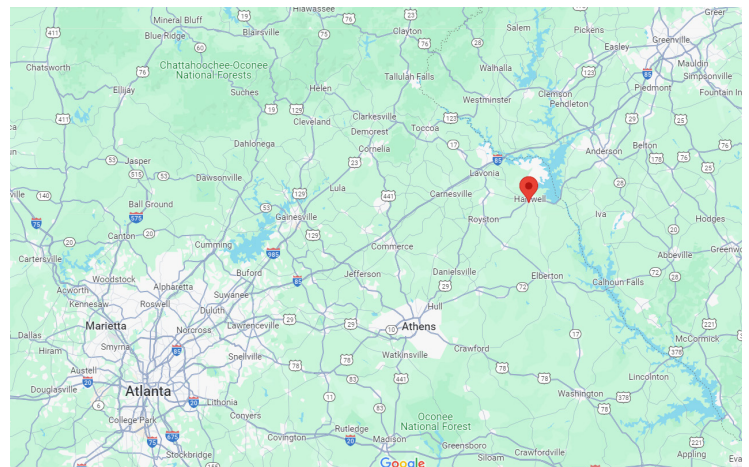
LOCATION

544 Winfield Circle, Hartwell, GA 30643



DISTANCES:

Hwy 17:	±9 miles
I-85:	±13 miles
GA 365:	±39 miles
Anderson, SC:	±25 miles
Greenville, SC:	±60 miles
Inland Port Greer (South Carolina):	±74 miles
Blue Ridge Connector:	±57 miles
I-285:	±95 miles
Hartsfield Jackson Int'l Airport:	±120 miles
Port of Savannah:	±211 miles



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