



**544 Winfield Circle**  
Hartwell, GA 30643



**Available**  
**±4,842 -72,215 SF**  
Hart County



**IPG Properties**  
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# PROPERTY OVERVIEW

544 Winfield Circle, Hartwell, GA 30643



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## PROPERTY FEATURES:

±4,842 - 72,215 sq. ft. for lease

4 dock high doors

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

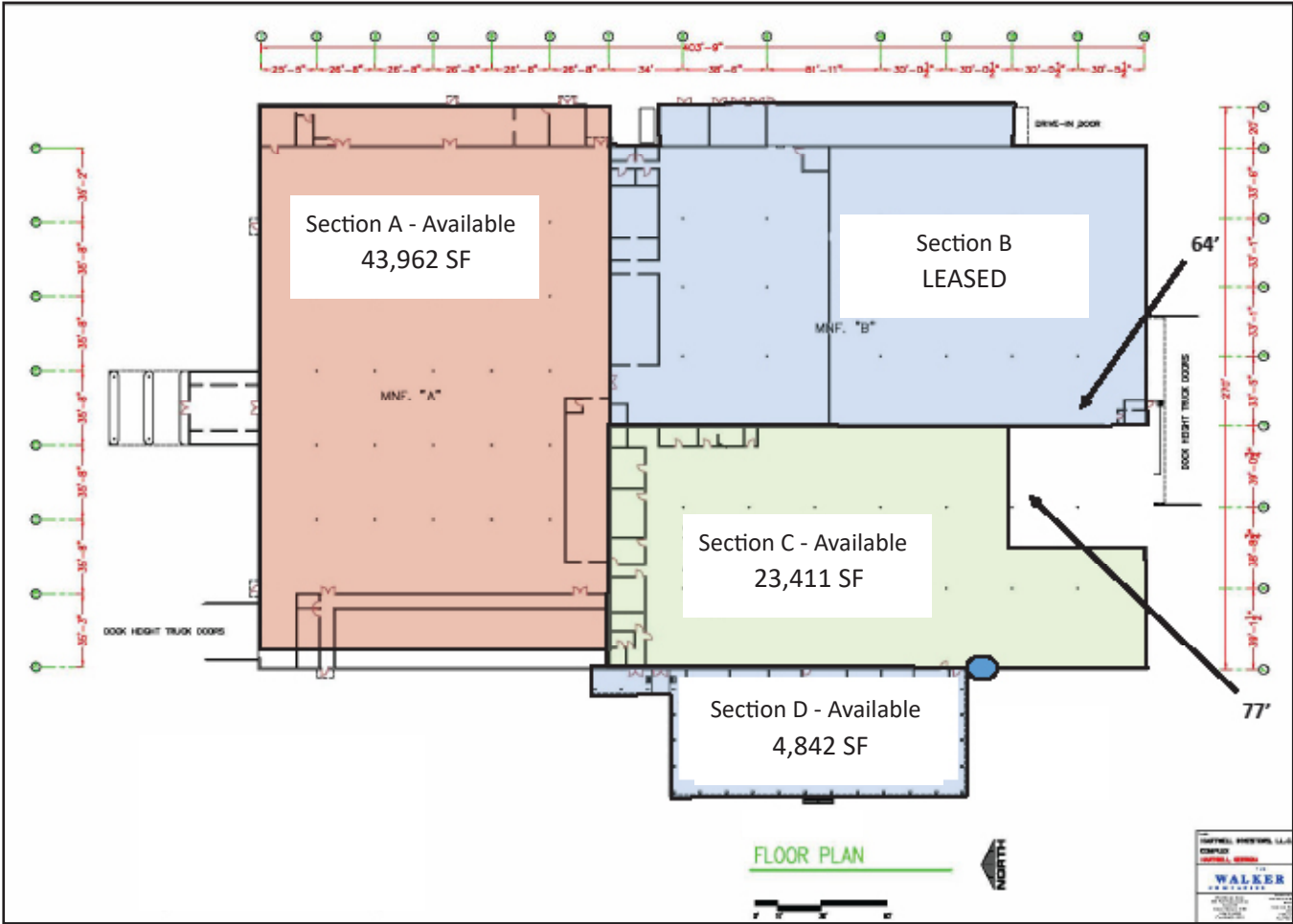
Building could also be purchased



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# FLOOR PLAN

544 Winfield Circle, Hartwell, GA 30643



BUILDING DATA		
AREA	SQ. FT.	CLG. HT.
SECTION A	43,962 SF	13' CLR. HT.
SECTION B	LEASED	13' CLR. HT.
SECTION C	23,411	13' CLR. HT.
SECTION D	4,842 SF	N/A

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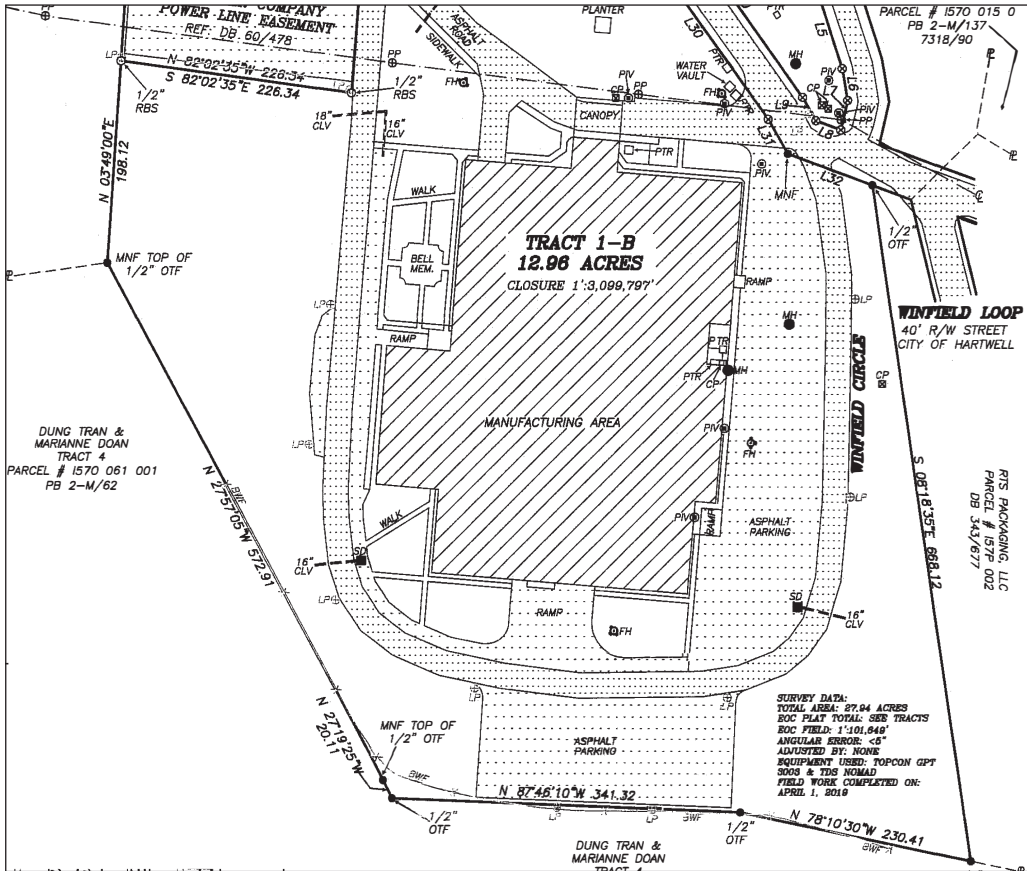
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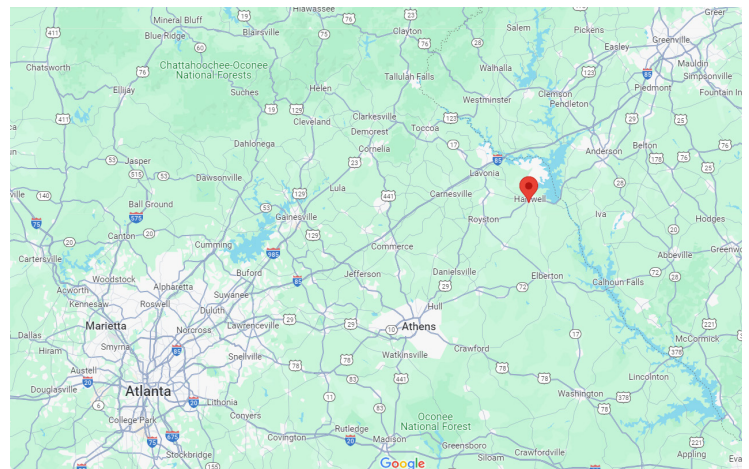
# LOCATION

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
Gainesville Inland Port:	±57 miles
I-285:	±95 miles
Hartsfield Jackson Int'l Airport:	±120 miles
Port of Savannah:	±211 miles



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