



590 Industrial Boulevard

Toccoa, GA 30577



For Lease
±63,000 SF
Stephens County



IPG Properties

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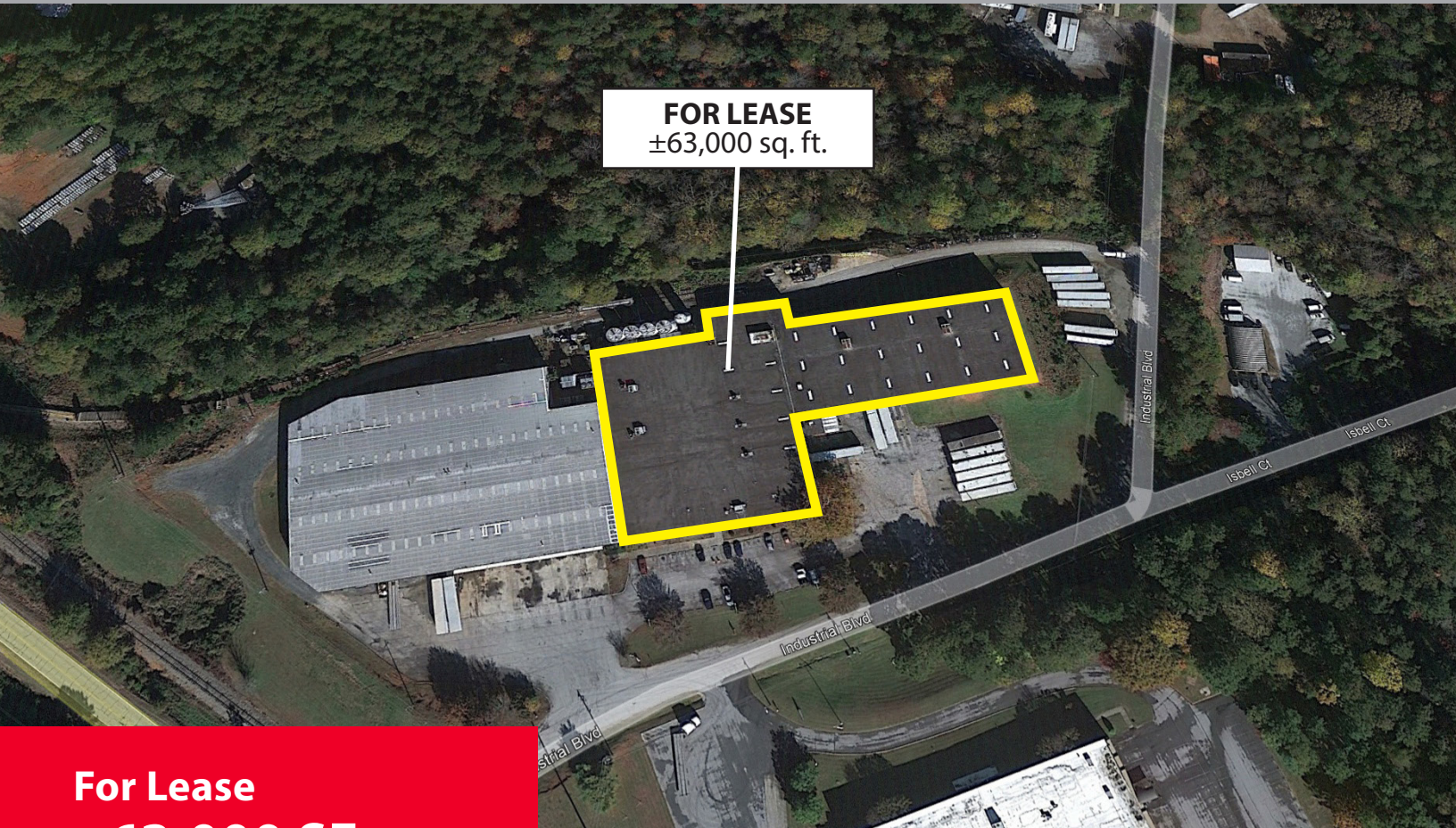
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PROPERTY OVERVIEW

590 Industrial Boulevard, Toccoa, GA 30577



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PROPERTY FEATURES:

±63,000 sq. ft. industrial space for lease

±2,000 sq. ft. of office space

5 dock high doors

2 drive-in doors

20' ceiling height

Wet sprinkler

Heavy power

Rail Served

Cranes

Great for manufacturing

Conveniently located between Atlanta & Greenville markets



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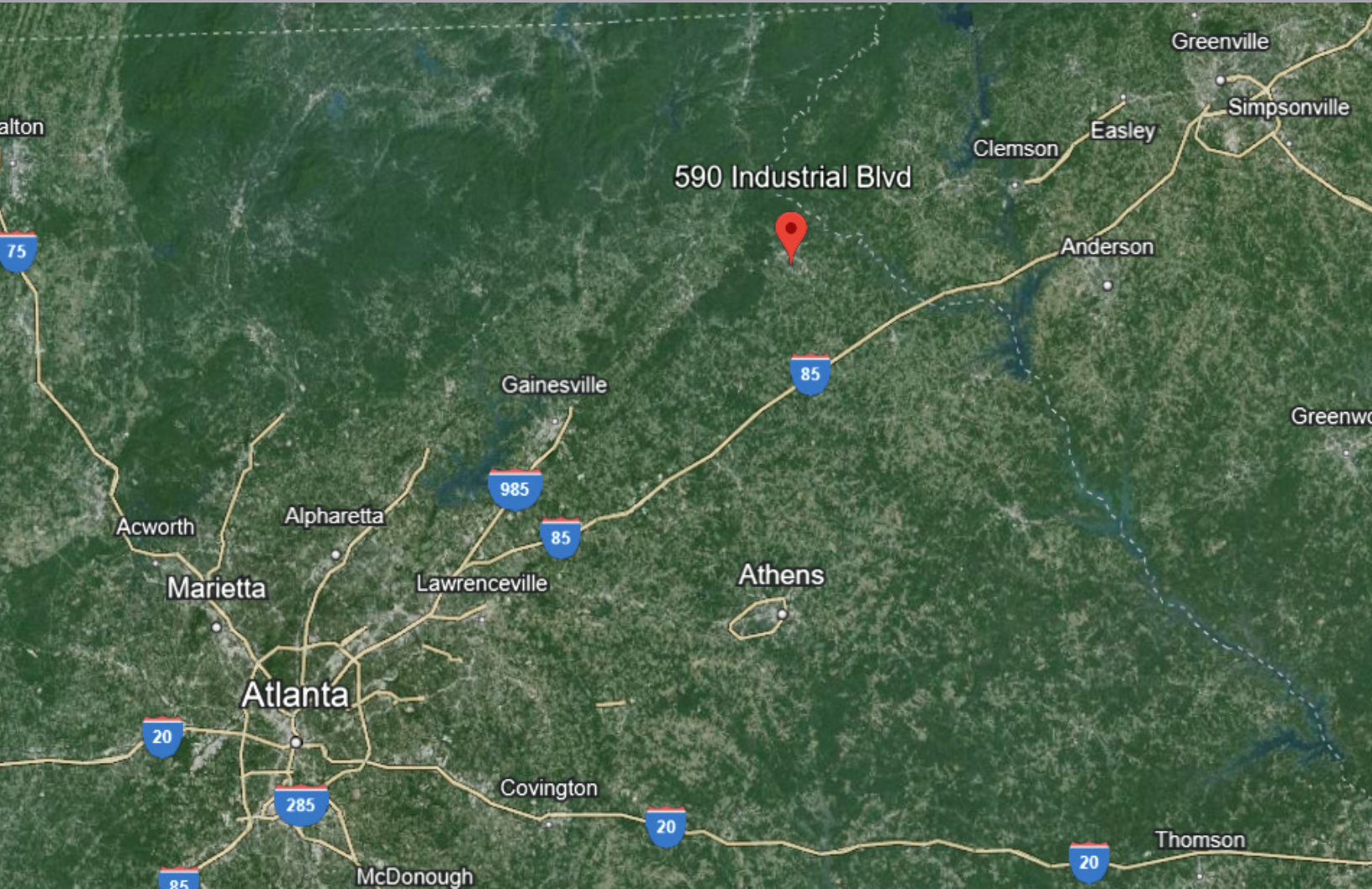
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BUILDING LAYOUT

590 Industrial Boulevard, Toccoa, GA 30577

LOCATION

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DISTANCES:

Hwy 17:	±1.5 miles	Atlanta:	±94 miles
I-85:	±15 miles	Greenville:	±37 miles
I-285:	±78 miles	Hartsfield Jackson Int'l Airport:	±102 miles
Blue Ridge Connector:	±38 miles	Port of Savannah:	±244 miles

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