



75 Storey Street
Jefferson, GA 30549



For Lease
±14,400 SF
Jackson County



IPG Properties

PO Box 364, Gainesville, GA 30503
770.536.6555

www.ipgproperties.com

Drew C. Addison, SIOR

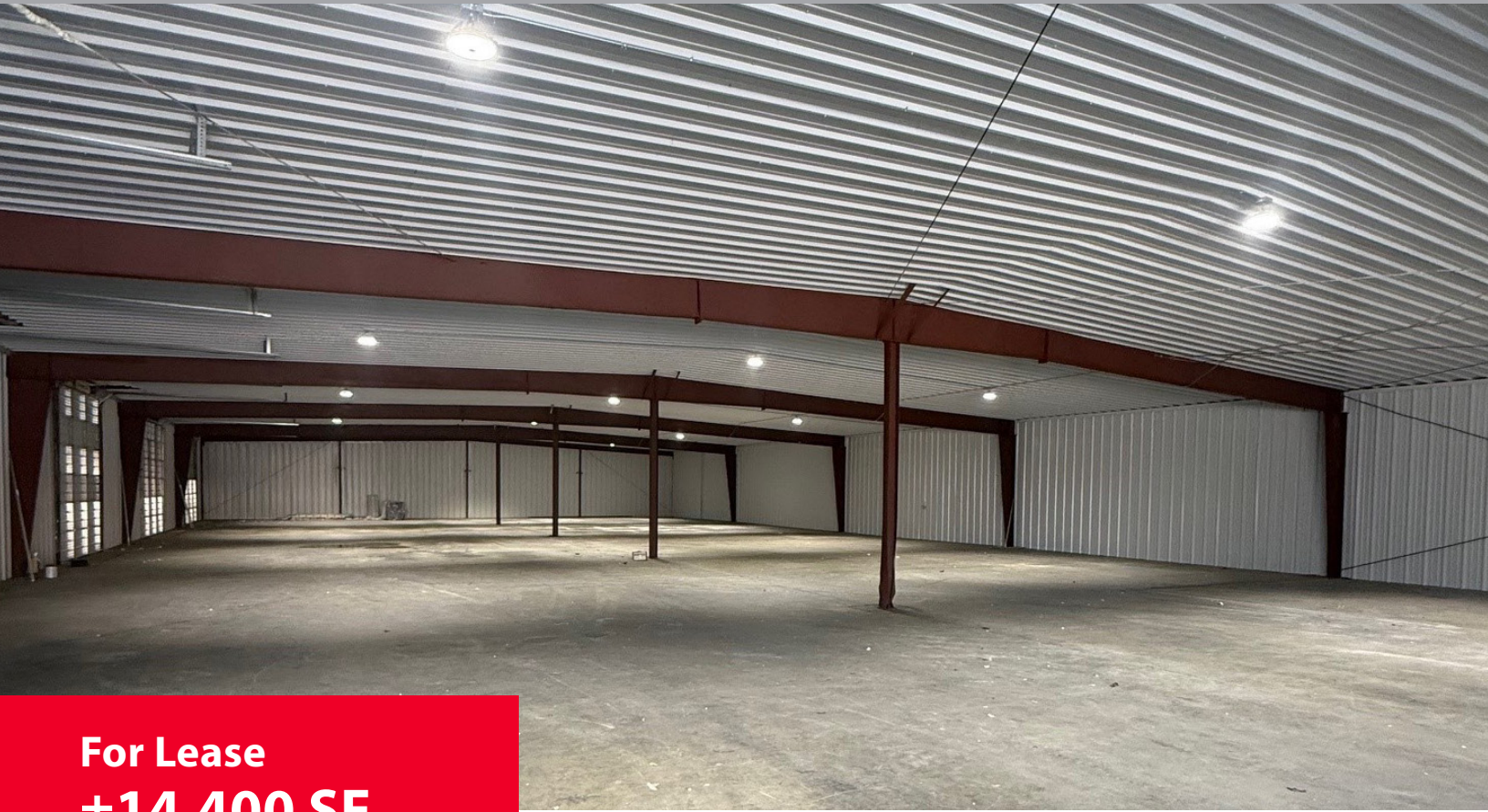
daddison@ipgproperties.com
678.316.2409 (cell)
770.536.6555 x 232 (office)

Palmer H. Loggins

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

PROPERTY OVERVIEW

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PROPERTY FEATURES:

±14,400 sq. ft. single tenant building for lease

±1.1 acre lot

Office is build-to-suit

2 dock high doors

Fork lift ramp

Spray foam insulated walls

New LED interior lighting

Resealed parking lot

Potential for industrial, commercial or retail use

Located in Downtown Jefferson between Athens and Gainesville

Only ±6.5 miles to I-85 via Exit 137



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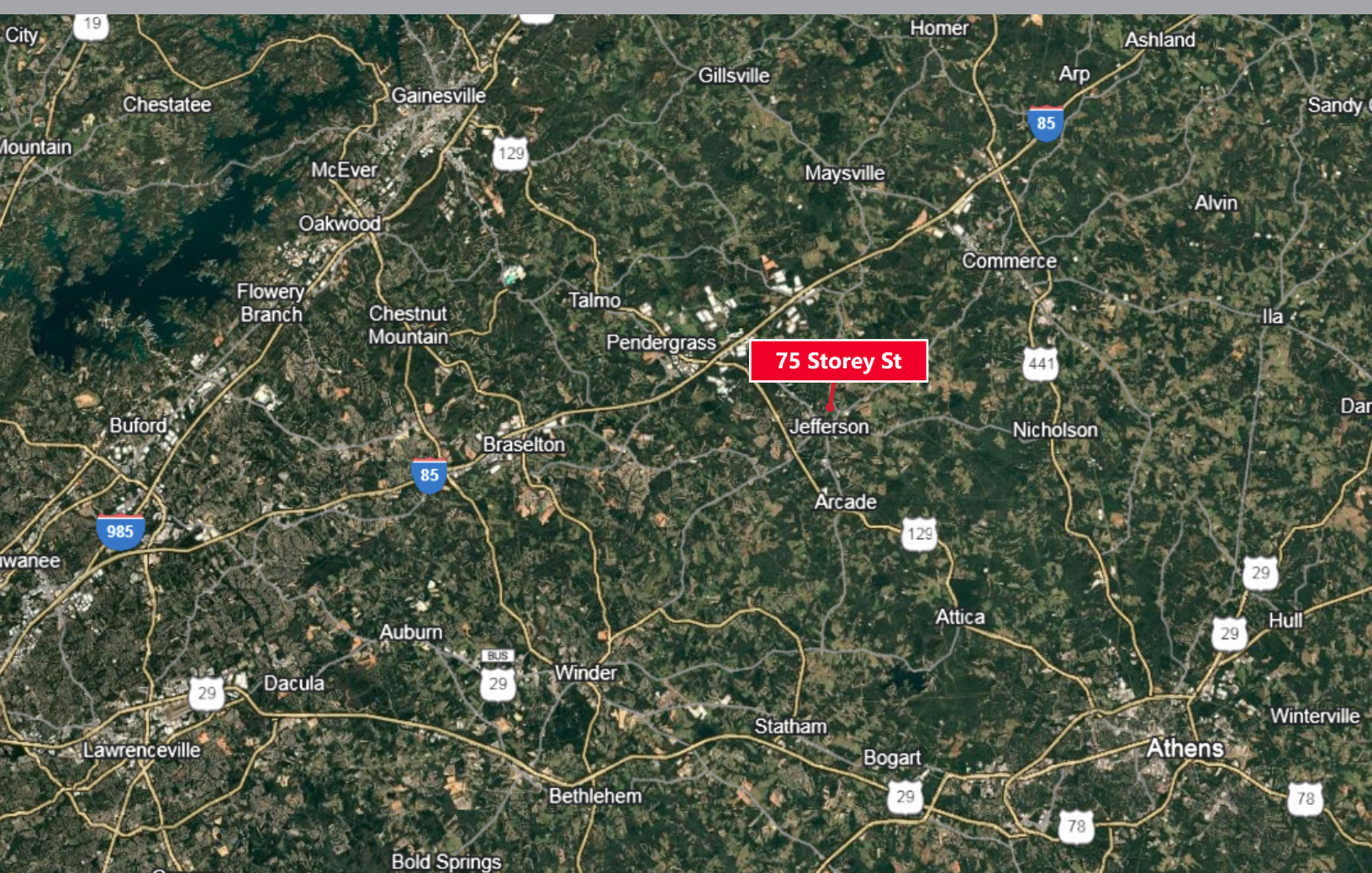
AERIAL

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LOCATION

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DISTANCES:

I-85, Exit 137:	±6.5 miles	Downtown Atlanta:	±55 miles
US 129:	±1.7 miles	Hartsfield Jackson Int'l Airport:	±67 miles
Gainesville:	±20 miles	Future Gainesville Inland Port:	±25 miles
Athens:	±18 miles	Greenville, SC:	±99 miles

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