

FOR SALE / LEASE

110,286 $\pm$ SF

INDUSTRIAL PROPERTY

Union Point, GA 30669



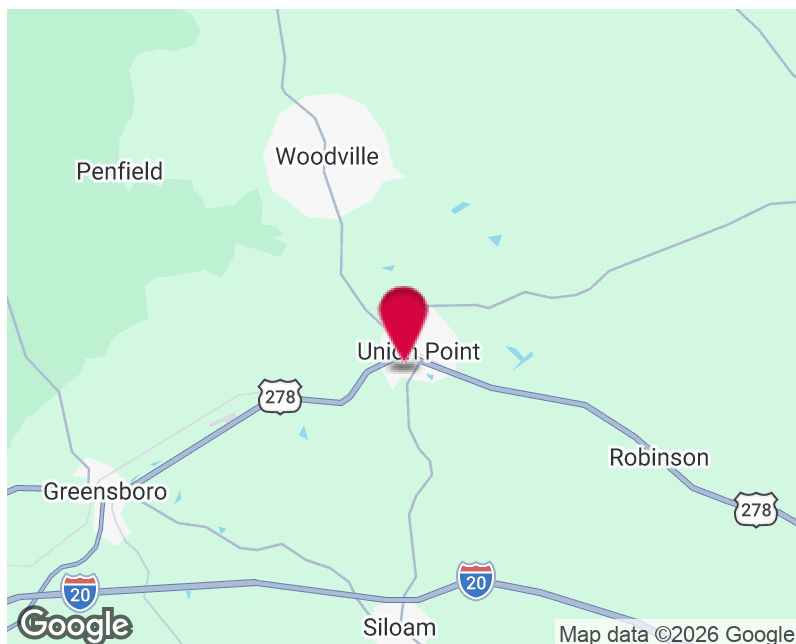
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1061 Industrial Blvd

Union Point, GA 30669



FOR SALE / LEASE - PROPERTY HIGHLIGHTS

- 110,286± Total SF w/ 10,286± SF Office
- 40,000± SF Warehouse Space with 24' Clear Ceiling Height, 7 Dock-High Doors & 1 Drive-In Door
- 60,000± SF Warehouse/Office Space with 10,286± SF Office Space, 18' Ceiling Height in Warehouse, 6 Drive-In Doors
- 11.94± Total Acres, 3± Acres of Outside/Trailer Storage that is Expandable
- Zoned M-1
- Corner Lot with Double Frontage on Industrial Blvd & Universal Drive
- 5.2± Miles to I-20 at Exit 138/Hwy 77
- 17± Miles to Lake Oconee Parkway/Reynolds
- 40± Miles to Rivian/Stanton Springs - Rutledge, GA
- 61.5± Miles to I-520/Augusta
- 75.5± Miles to I-285 & I-285/Atlanta
- 195± Miles to Port of Savannah

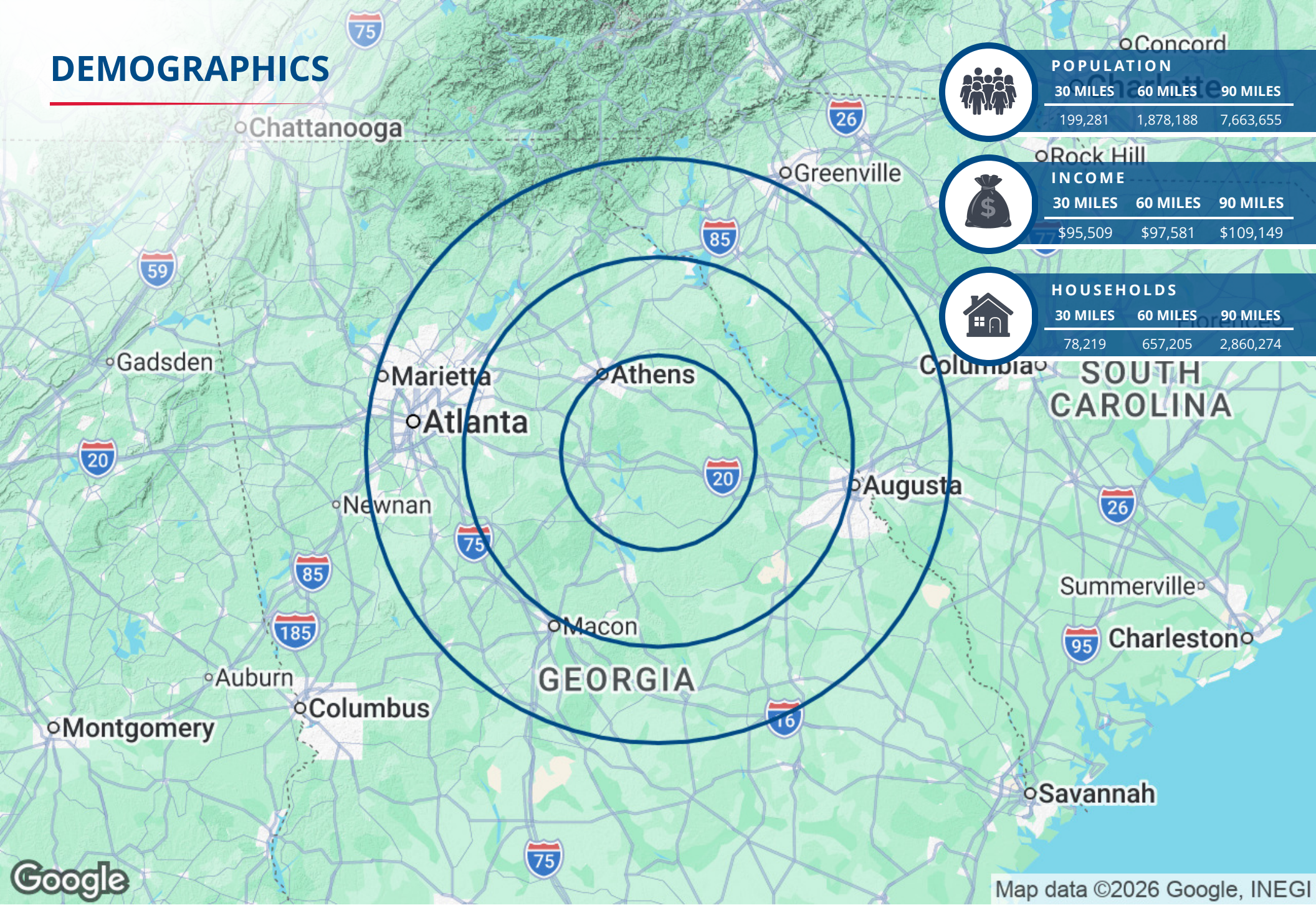
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DEMOGRAPHICS



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EXCLUSIVELY LISTED BY:



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For over 45 years, King Industrial Realty, Inc. has been a trusted leader in Metro Atlanta industrial real estate, delivering expert brokerage services backed by regional expertise, proprietary market data across 21 counties, and results-driven solutions for owners, tenants, investors, and developers.



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