

For Sale/Lease: Industrial

## **00 Lumpkin County Parkway**

Dahlonega, GA 30533 | 40,000 SF Available

#### Contact

Rhett Delk 404.446.1567 rdelk@cresa.com



#### **Property Snapshot**

### 00 Lumpkin County Pky Dahlonega, GA 30533

	Inductrial (workshouse
Asset Type	Industrial/warehouse
Building Size	40,000 SF
<b>Building Dimensions</b>	125' x 320' x 28'
Office Space	TBD, central restroom area set aside
Clear Height	Center 29'-8 15/16", side 24'-3¼"
Column Spacing	25'
Slab / Joint Sealer	Cure-n-seal / Plastic polymer
Parking	12 auto parks (expandable)
Insulation/R-Factor	30 ceiling
Floors	Concrete
Sprinklers	ESFR
ADA	The Premises shall be ADA compliant
Zoning	LI
Flood Plain	The Property is not in a flood plain
Dock Doors	6
Drive-in Doors	2
Trailer Parks	12+
Truck Court	106'
<b>Electrical Service</b>	400 amp
Lighting	Warehouse LED; Exterior wall packs
Warehouse Air Change	TBD
Trash Compactor	TBD
Fire Monitoring System	Alarm with sprinkler system
Warehouse Restrooms	2 each

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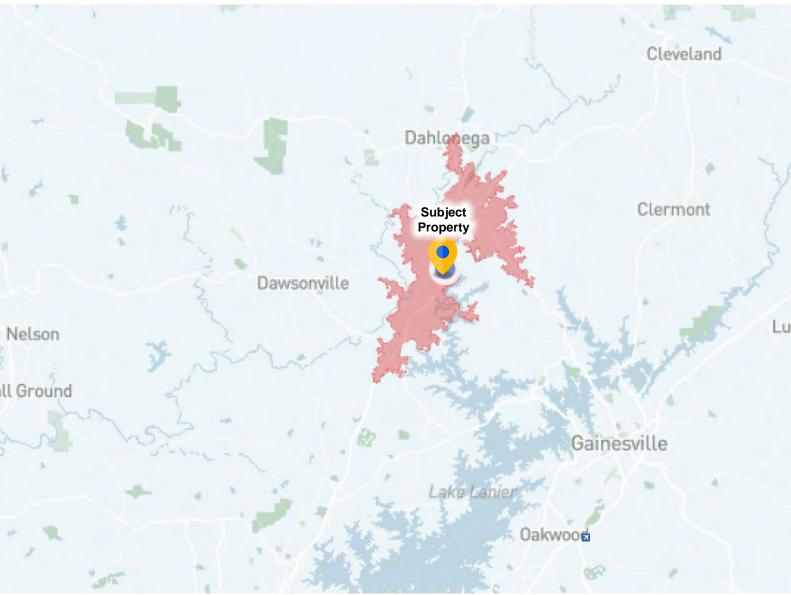
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#### 400 0 0 GRUO Hawg Ha (403) Subject Property 403 19 Dalton Chat 76 National Forests Tallulah Falls Helen Ellijay Suches Westmin 19 129 75 Clarkesville (123) (411) Cleveland Resaca Toccoa Demorest Da (17) Cornelia Calhoun (136) 53 Jasper Lavonia Dawsonville Lula 129 Carnesville Adairsville (140) (441) **Ball Ground** 575 Gainesville Royston 75 Canton (411) Cumming Commerce 985 (129) (140) Cartersville [19] Buford Danielsville Jefferson Woodstock Ō 29 Alpharetta Acworth Suwanee Kennesaw Roswell Hull Duluth 29 285 Norcross Lawrenceville (10) Athens Marietta (278) Dallas Smyrna Crawford 85 Hiram Watkinsville Snellville (78) 78 Austell (83) (441) Atlanta Douglasville Villa Rica Lithonia 83 Hartsfield-Jackson Atlanta 7 Oconee National Forest Union F College International Airport Rutledge 675 Covington Madison 75 Greensboro 20 Stockbridge Siloa (11) 15 (44) AT 27 Fayetteville McDonough Peachtree City Hampton Newnan Locust Grove Eatonton Monticello Jackson (54) Griffin 129 (441) 75 (42)

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### 00 Lumpkin County Pky, Dahlonega, GA 30533



## Laborers and Freight, Stock and Material Movers, Hand

2022 Jobs	505
2023 Location Quotient	0.97
Average Wage	\$16.36/hour
Labor Force	13,283
Total Unemployed	687
Unemployment	5.58%
Average Commute Time	35 min
Cost of Living Index	95.9
Average Home Price	\$338,806
Average Monthly Rental (1 Bedroom)	\$885

#### **Educational Attainment**

Bachelors/Graduate Degree	27.76%
Some College/Associates	13.18%
High School or Less	59.06%

### Laborers and Freight, Stock and Material Movers, Hand

Lower 10%	\$11.82 / hr	
Lower 25%	\$13.12 / hr	
Median	\$15.47 / hr	
Average	\$17.83 / hr	
Upper 75%	\$15.05 / hr	
Upper 90%	\$22.39 / hr	
*Bluechip Insights + Cresa Analytics		

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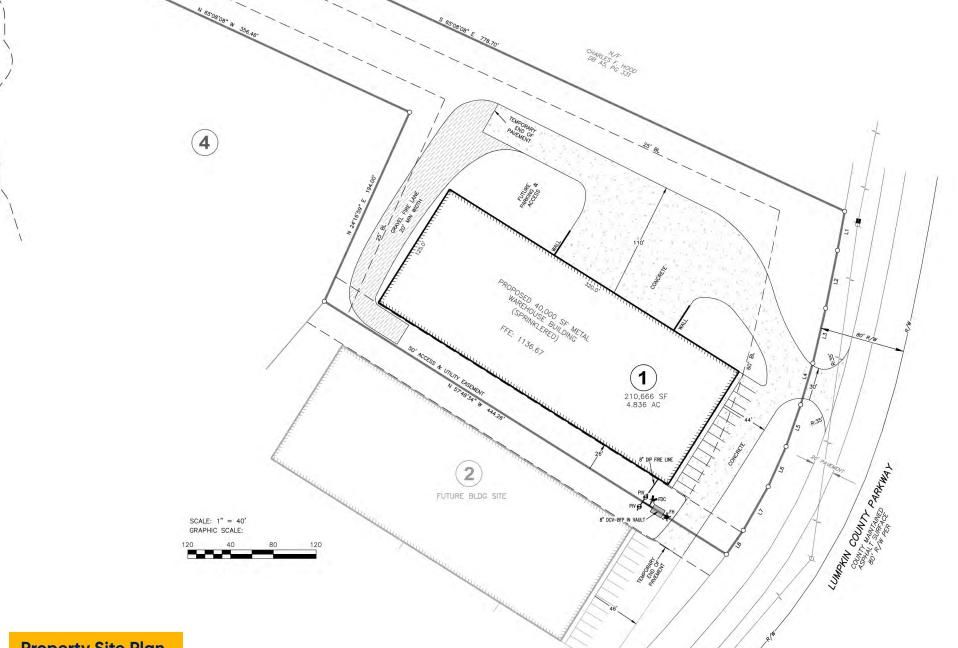
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**Property Site Plan** 

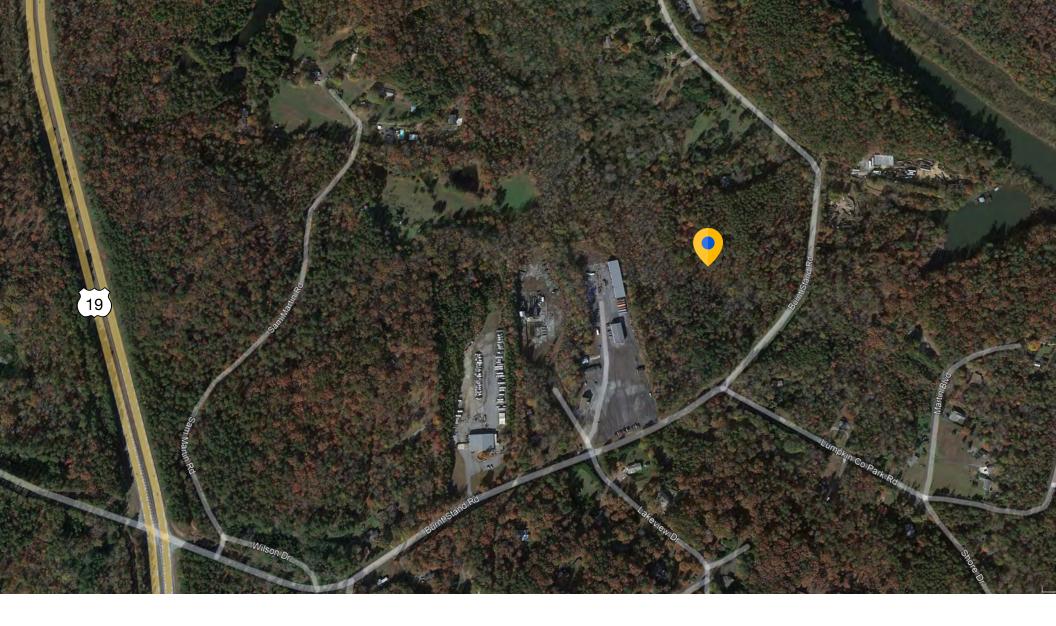
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OREEK

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### **Property Aerial**

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We think beyond space.

# Thank you.

### For more information, please contact:

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