Antest

# GA 400- Light Industrial Build-To-Suit

O Lumpkin County Parkway, Dahlonega, GA 30533

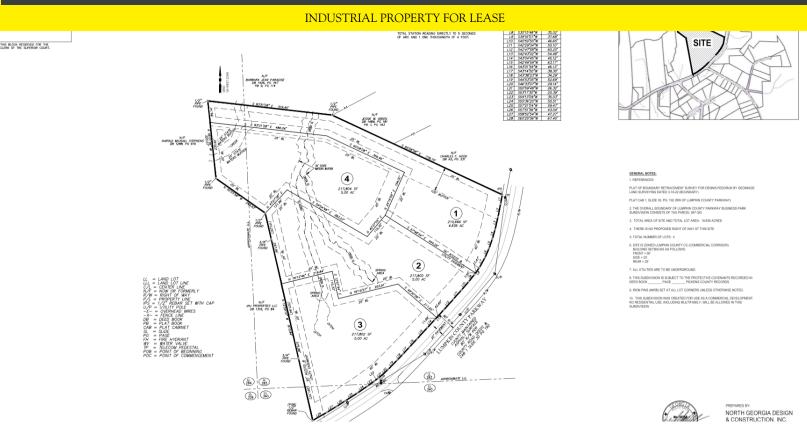
INDUSTRIAL PROPERTY FOR LEASE

A CHA

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) Lumpkin County Parkway, Dahlonega, GA 30533



#### PROPERTY DESCRIPTION

The subject property is five acres located in Lumpkin County, Ga. It will feature a Light Industrial Build to Suit warehouse up to 50,000 square feet. Personalized specifications and rates for the building will be subject to negotiation. The subject property is located just off GA 400 North on Lumpkin County Parkway, which is a wrap around road that circles back to GA 400. It is only five minutes from Dawsonville, and less than 10 minutes from Downtown Dahlonega. The site is just short of an hour from Atlanta/285 interchange. Reach out today for more information!

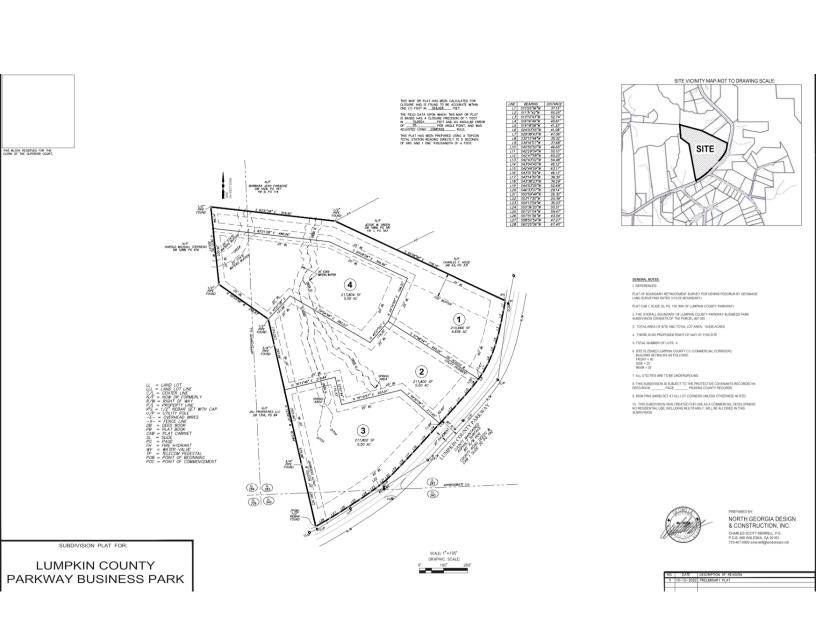
#### OFFERING SUMMARY FOR SITE "3"

Lease Rate:			Negotiable
Available SF:			50,000 SF
Lot Size:			5 Acres
Building Size:			50,000 SF
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	280	2,532	7,295
Total Population	632	5,871	17,036
Average HH Income	\$124.757	\$99.552	\$91,984



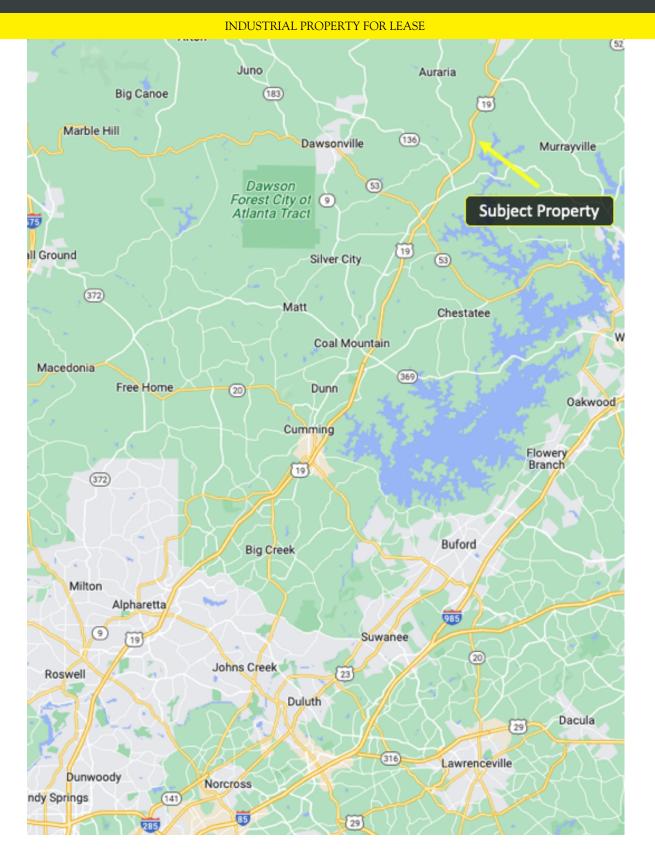
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