### FOR SALE 268,000 SF

### 2024

100% Leased Value Add Investment Opportunity Offering Memorandum

# LIFE IS WHAT

## 238 South Industrial Boulevard

Calhoun, GA

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### PROPERTY HIGHLIGHTS

Building Size: 268,000 SF

**Zoning: Industrial I-4** 

Site Area: Approximately 23 acres

Clear Height: At center: 31'8"; At side wall: 22' (Building J)

Loading: 20 Dock high doors; 3 Drive in doors

Lighting: LED, T5, Metal Halide

Constructed in phases (1972-1988)

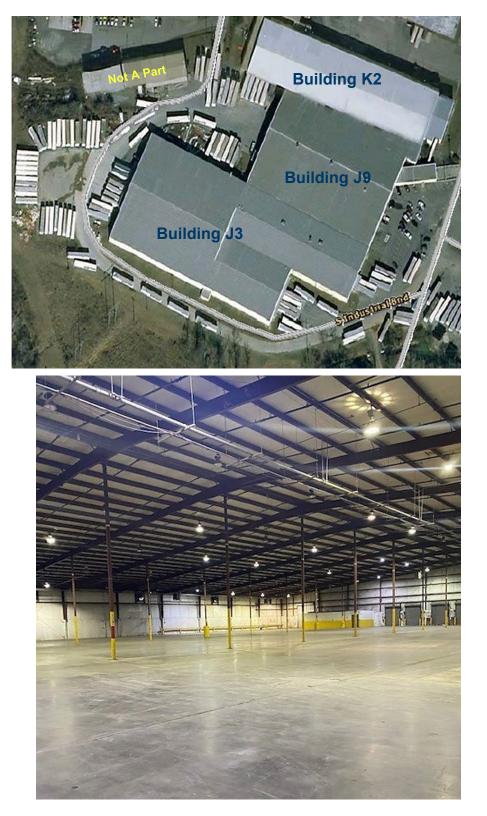
North building roof replaced in 2006

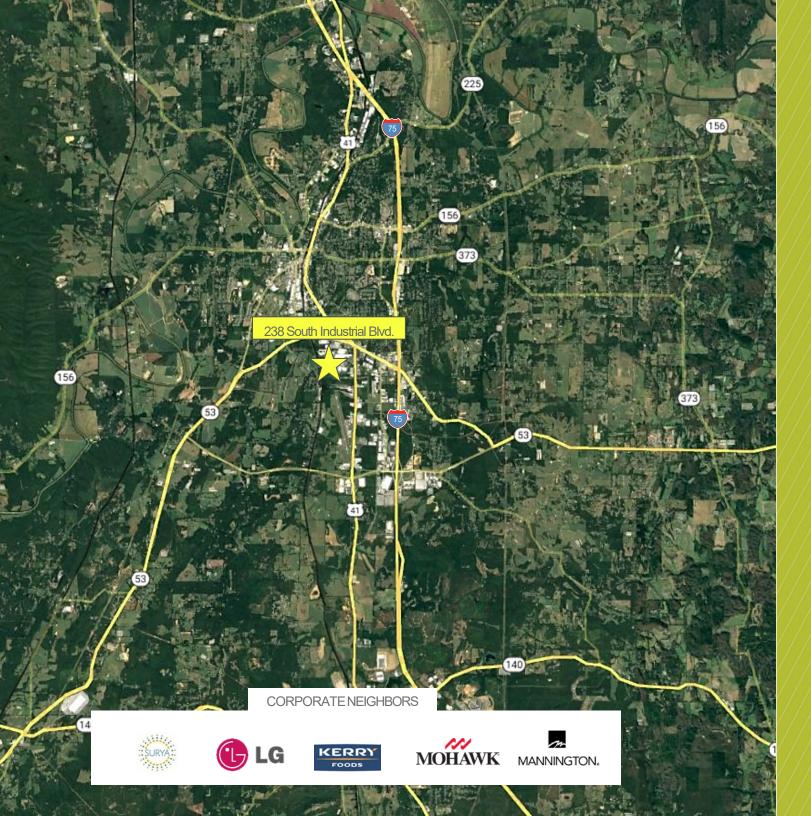
Natural gas heat

Sprinkler: Wet system, standard sprinkler heads

Executive offices with restrooms at the front of the building

Shipping office, break room and restrooms at center of the building





EASY ACCESS TO INTERSTATE 75

**36 MILES** TO APPALACHIAN REGIONAL INLAND PORT

54 MILES TO CHATTANOOGA, TN

75 MILES TO ATLANTA AIRPORT

**317 MILES** TO THE PORT OF SAVANNAH



# CONTACT INFORMATION



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