

FOR SALE
268,000 SF

2024

100% Leased Value Add
Investment Opportunity
Offering Memorandum



LIFE IS WHAT
WE MAKE IT

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)

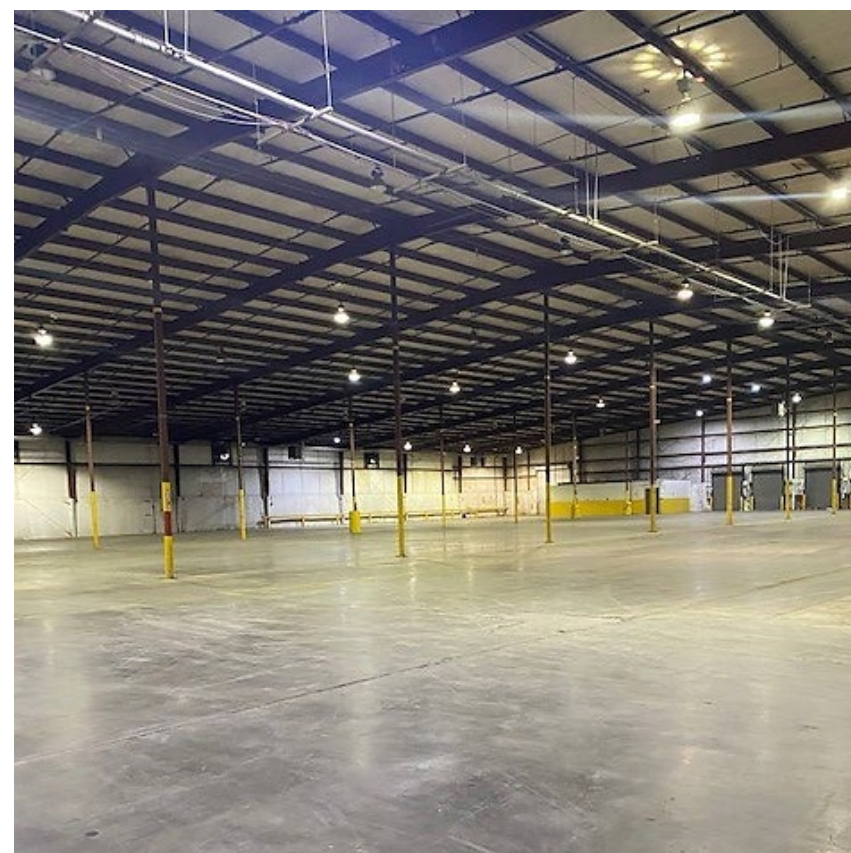
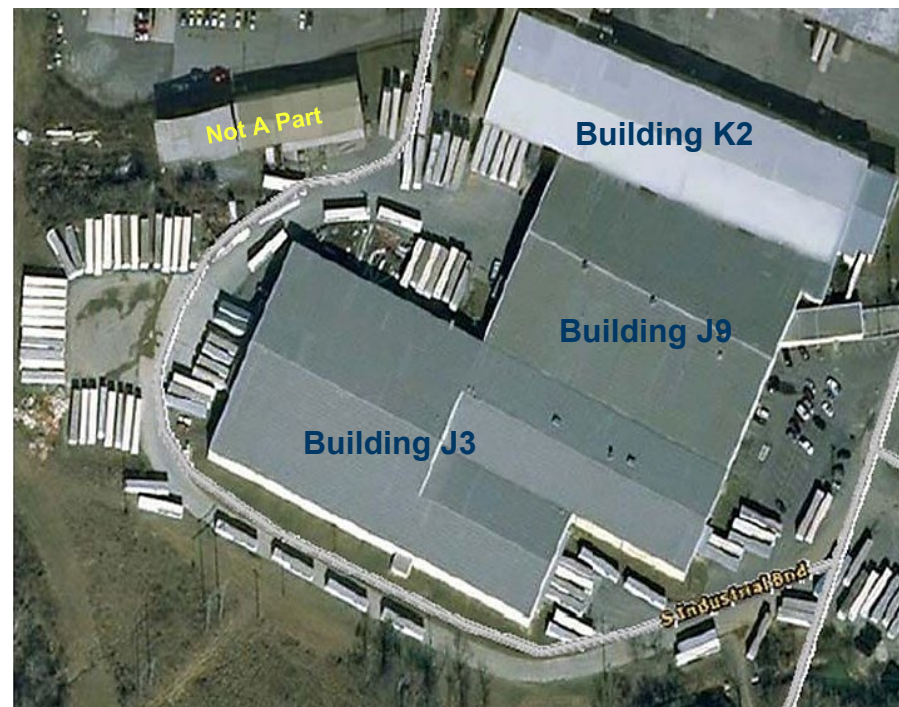
North building roof replaced in 2006

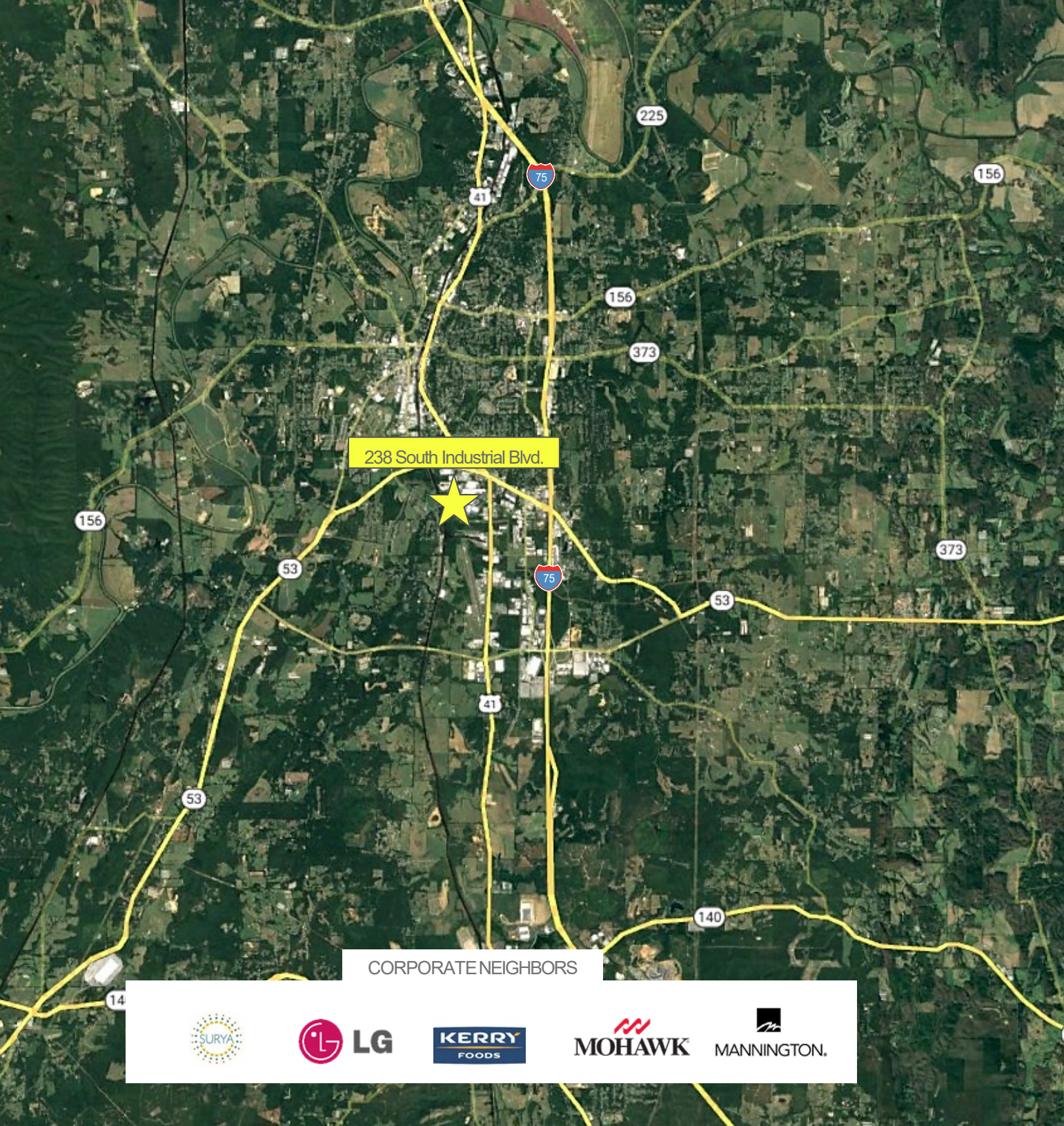
Natural gas heat

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**





238 South Industrial Blvd.



CORPORATE NEIGHBORS



MANNINGTON.

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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