



Industrial Property » For Sale

Industrial Facility

422 INDUSTRIAL BOULEVARD , TOCCOA, GA 30577

THE SIMPSON COMPANY OF GEORGIA, INC.

40 Technology Pkwy., South

Suite 202

Peachtree Corners, GA 30092

O: 770.817.9880

JASON HOLLAND, CCIM

Associate Broker

770.817.9880

jason@simpsoncompany.com

Executive Summary

INDUSTRIAL FACILITY
422 Industrial Boulevard , Toccoa, GA 30577



OFFERING SUMMARY

Sale Price: \$349,000

Price / SF: \$13.65

Lot Size: 13.3 Acres

Building Size: 25,576 SF

Zoning: CI

Market: Stephens County

Submarket: Toccoa

PROPERTY HIGHLIGHTS

- 25,576+/- SF
- Climate Controlled Warehouse Space
- 4 / Dock High Doors
- 1 / Drive-In Door
- Heavy 3-Phase Power (2,000+ Amps)
- Large Truck Court
- CI Zoning
- 10-18' Ceilings

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	579	5,541	13,182
Total Population:	1,342	14,986	36,155
Average HH Income:	\$36,983	\$43,459	\$48,930

Jason Holland, CCIM / Associate Broker / 770.817.9880 / jason@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Additional Photos

INDUSTRIAL FACILITY
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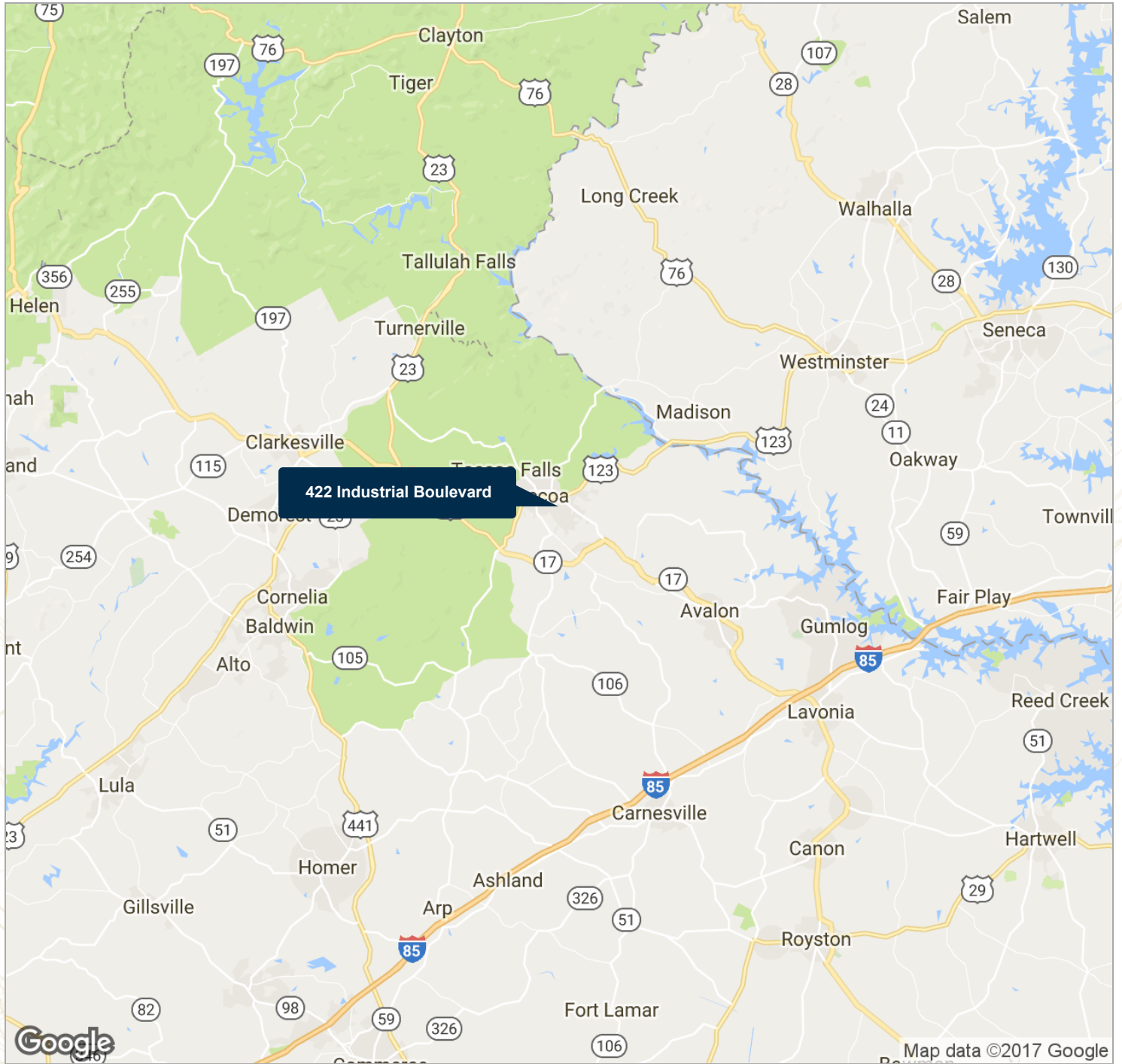
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Regional Map

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Location Maps

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Broker Profile



Presented by:

Jason Holland, CCIM

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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