

13.27 ACRES INDUSTRIAL SITE FOR SALE

kw ATLANTA PARTNERS
KELLERWILLIAMS REALTY

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OFFERED AT
\$2,500,000



**POSITIONED IN THE HEART OF LAGRANGE'S
INDUSTRIAL GROWTH CORRIDOR**

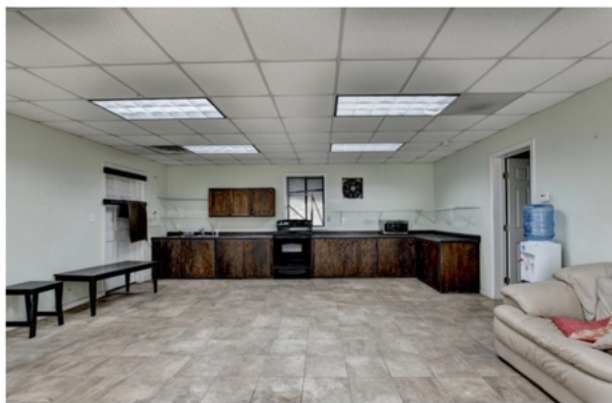


- Existing Office/Warehouse Space Included
- Fully Fenced with Gated Entrance
- Ideal for Logistics, Truck Access, or Future Development
- Zoned LI (Light Industrial)
- Utilities Available
- Office/Warehouse ± 3075 sqft



Location Advantages

- Minutes to I-85 & I-185
- Located in a rapidly growing industrial corridor
- Surrounded by multiple industrial parks, manufacturing facilities, and logistics companies
- Strong workforce availability in Troup County



2259 & 2283 Greenville Rd are being sold together as a 13.27-acre Light Industrial site featuring an existing office/warehouse building and a partially developed yard. The property is fully fenced with a gated entrance and offers excellent truck access, making it ideal for logistics, distribution, and storage uses. With significant space available in the rear portion, the site provides strong potential for warehouse expansion or additional commercial development.



Ideal for warehouse expansion with immediate access to active industrial infrastructure



Surrounded by established industrial parks – offering long-term growth potential



- HWY 185 & HWY 85
- Lagrange City Landfill
- Lynarc Welding Supplies
- Dollar General
- Dodge City Automotive
- Loy's Office Supply
- Marathon
- Lagrange Beverage Outlet

PARCEL INFORMATION

- ◆ **PARCEL 1: 2259 GREENVILLE RD**
- ◆ **PARCEL 2: 2283 GREENVILLE RD**
- **TOTAL ACREAGE: 13.27 ACRES**
- **ZONING: LI (LIGHT INDUSTRIAL)**
- **UTILITIES: POWER, WATER, SEWER AVAILABLE**
- **ACCESS: PAVED ROAD, WIDE TRUCK TURNAROUND SPACE**

NEAR BY WAREHOUSE

- **Walmart Distribution Center**
- **Weiler Forestry Products**
- **Weiler Forestry Warehouse**
- **Justech America, LLC**
- **Jin Tech America, LLC**
- **BTL America, LLC**
- **Old Dominion Freight Line**
- **Seoyon E-Hwa Interior Systems Manufacturing**