

501 LOVVORN ROAD

Carrollton, Georgia 30117

10.9+/- ACRES AVAILABLE FOR LAND LEASE

LEASE RATE: NEGOTIABLE

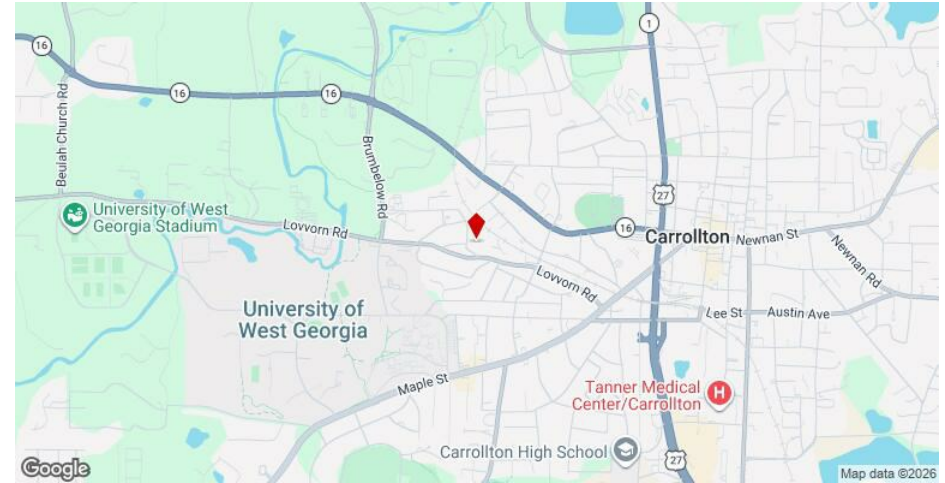


- M-1 INDUSTRIAL ZONING
- CONCRETE DRIVE LANES
- SECURE PERIMETER FENCE
- TRUCK / TRAILER PARKING
- FLEET OPERATIONS
- CONTRACTOR & EQUIPMENT YARDS

Flexible industrial outdoor storage / IOS opportunity. All or portion considered, subject to owner approval.

SITE, LOCATION & EXISTING CONDITIONS

501 Lovvorn Road | Carrollton, Georgia

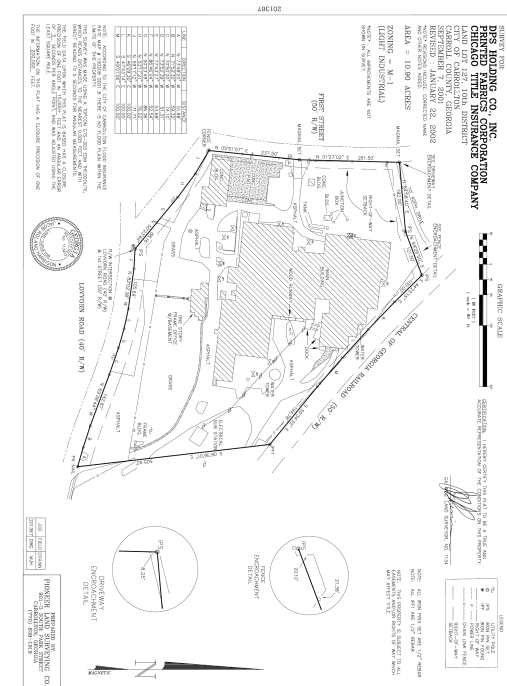
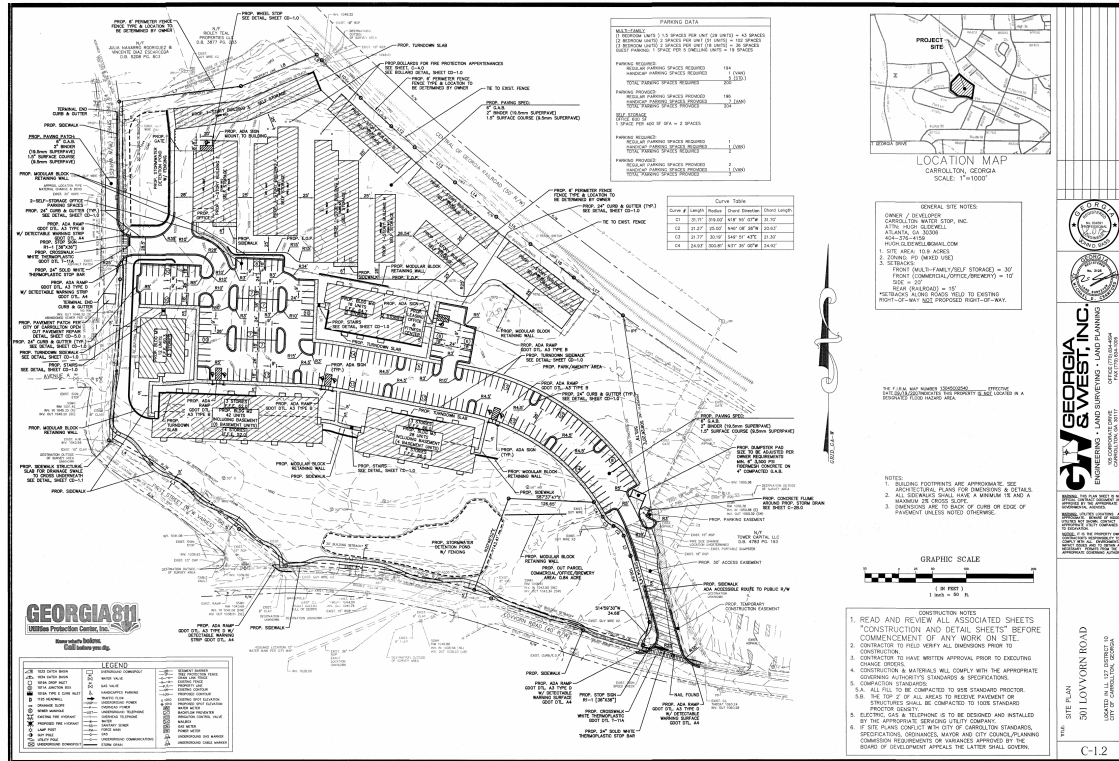


PROPERTY HIGHLIGHTS

- M-1 Industrial zoning / approved mixed-use entitlement
- Existing perimeter fence and concrete drive lanes
- Commercial vehicle access; near University of West Georgia
- IOS, fleet/trailer parking, contractor yard & outdoor storage

ENTITLEMENT & SITE PLANNING

Approved development plans demonstrate substantial prior site planning and engineering.



LAND LEASE OPPORTUNITY

- Lease Rate: Negotiable
- All or portion considered
- Existing fence and concrete drives
- Flexible industrial / outdoor storage uses
- Contact broker to discuss site configuration

Approved plan shown for marketing context. Final lease area and tenant use are subject to owner approval and applicable governmental requirements.

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