

FOR SALE OR LEASE: 68,550 SF WAREHOUSE AVAILABLE IN NW GEORGIA

# 194 S. INDUSTRIAL BLVD., CALHOUN, GA 30701



## LISTING DATA

- 68,550 SF Total SF
- Located on approx. 3 acres of land
- Gordon County (City of Calhoun – Industrial Zoning)
- 16' – 18' Center Height Ceiling in Warehouse
- 5 Dock Doors
- 1,740 SF of Renovated Office Space
- Over 1,000 amps Power
- 480V Electrical Service, 3-phase Power
- 6" Water Tap
- Wet Sprinkler System Throughout Building
- Completed New Roof and Gutter System on the 30,000 SF Section – December 2014



**Rachel Condon**  
Managing Principal



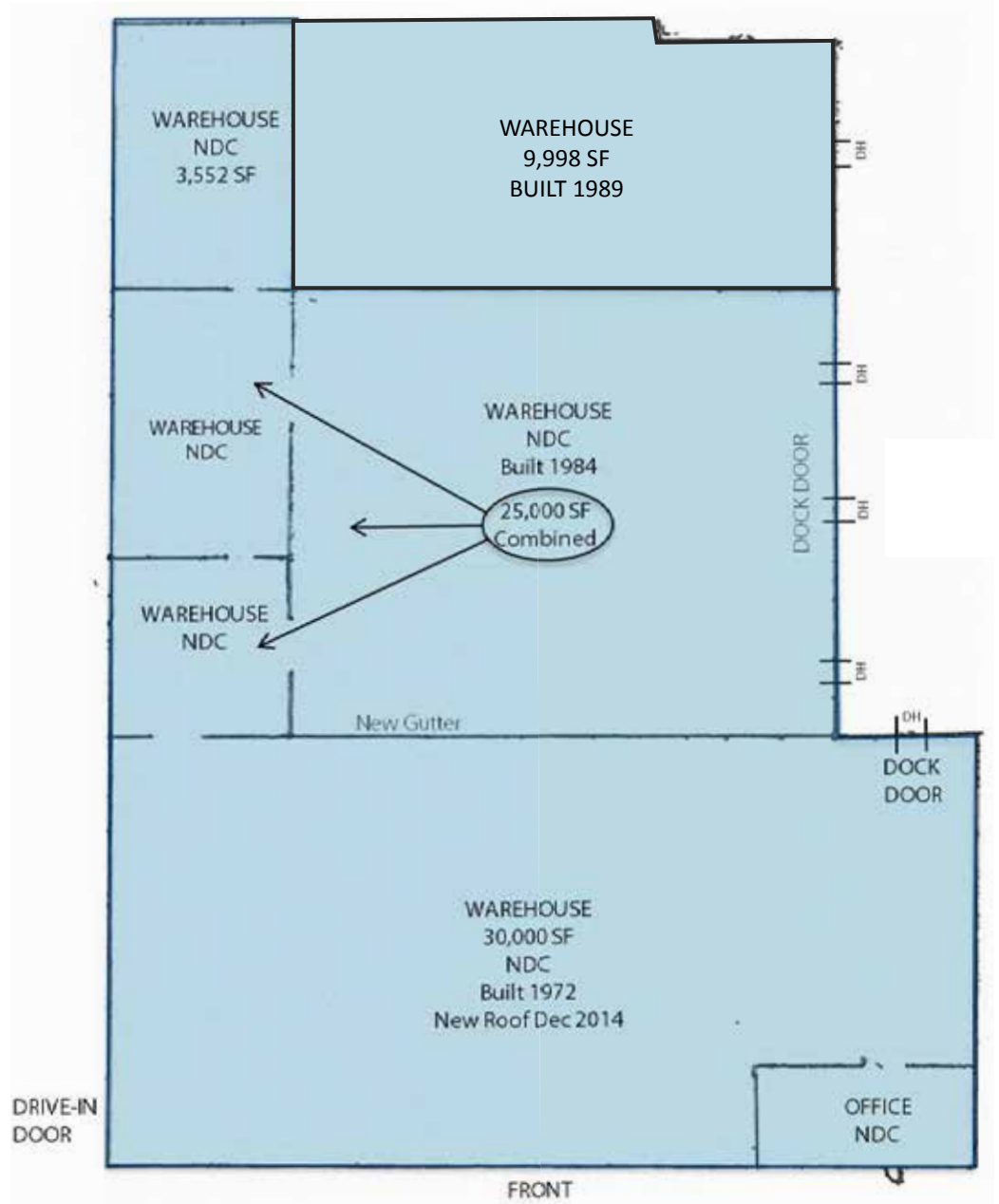
404.275.5794  
[rcondon@oxbowre.com](mailto:rcondon@oxbowre.com)

[oxbowre.com](http://oxbowre.com)

**OXBOW**  
REAL ESTATE

FOR SALE OR LEASE: 68,550 SF WAREHOUSE AVAILABLE IN NW GEORGIA

# 194 S. INDUSTRIAL BLVD., CALHOUN, GA 30701



**Rachel Condon**  
Managing Principal



404.275.5794  
[rcondon@oxbowre.com](mailto:rcondon@oxbowre.com)

[oxbowre.com](http://oxbowre.com)

**OXBOW**  
REAL ESTATE