



**1068** HISTORIC  
HIGHWAY 17  
TOCCOA, GA 30577



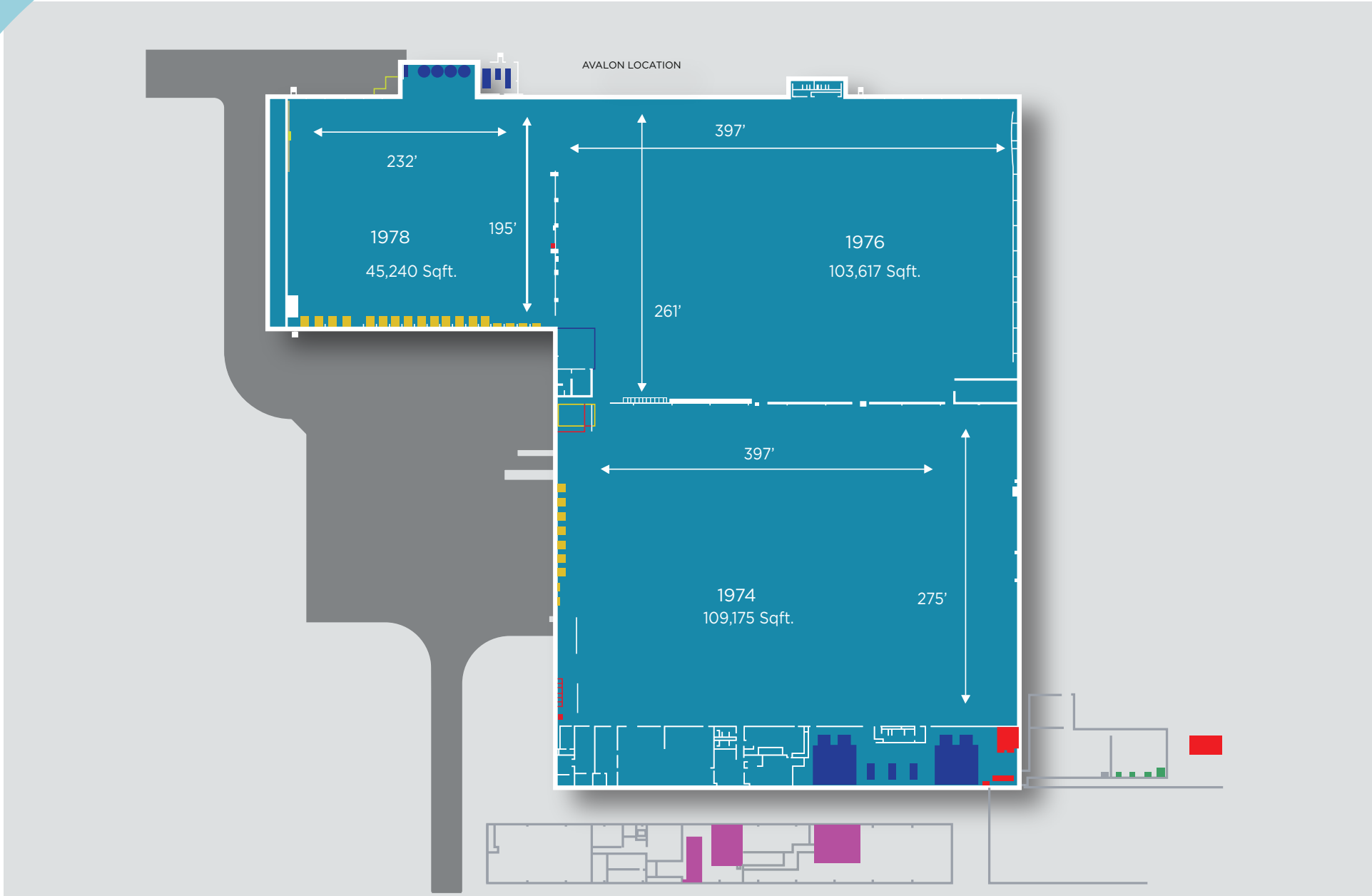
**309,552 SF INDUSTRIAL MANUFACTURING BUILDING  
AVAILABLE FOR SALE ADJACENT TO I-85 CORRIDOR**

# PROPERTY HIGHLIGHTS

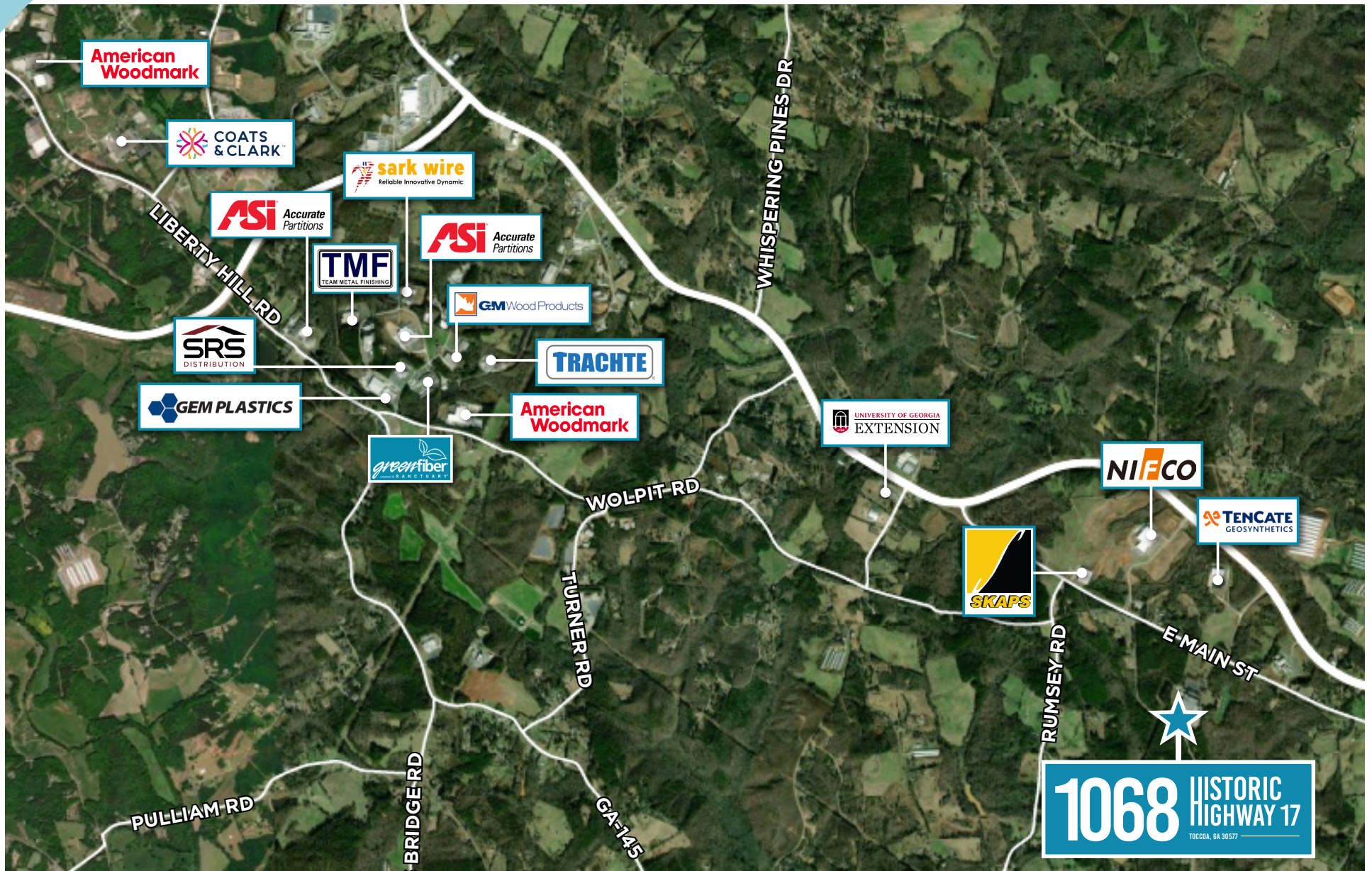
<b>BUILDING SIZE</b>	309,552 SF
<b>OFFICE SIZE</b>	29,950 SF
<b>SITE SIZE</b>	40.32 Acres
<b>ZONING</b>	CI
<b>YEAR BUILT</b>	1974, 1976, 1979
<b>LOADING DOCKS</b>	25 (21 with Levelers)   23 (8'x10')   1 (8'x12')   1 (Ramp)
<b>CLEAR HEIGHT</b>	29' - 30'6"
<b>CAR PARKING</b>	253
<b>POWER</b>	GA Power Substation Onsite (2 - 5000 KvA Transformers)
<b>WATER</b>	4" Dual Feed Onsite
<b>WASTE WATER</b>	6" Line to Onsite Waste Water Treatment
<b>GAS</b>	2"



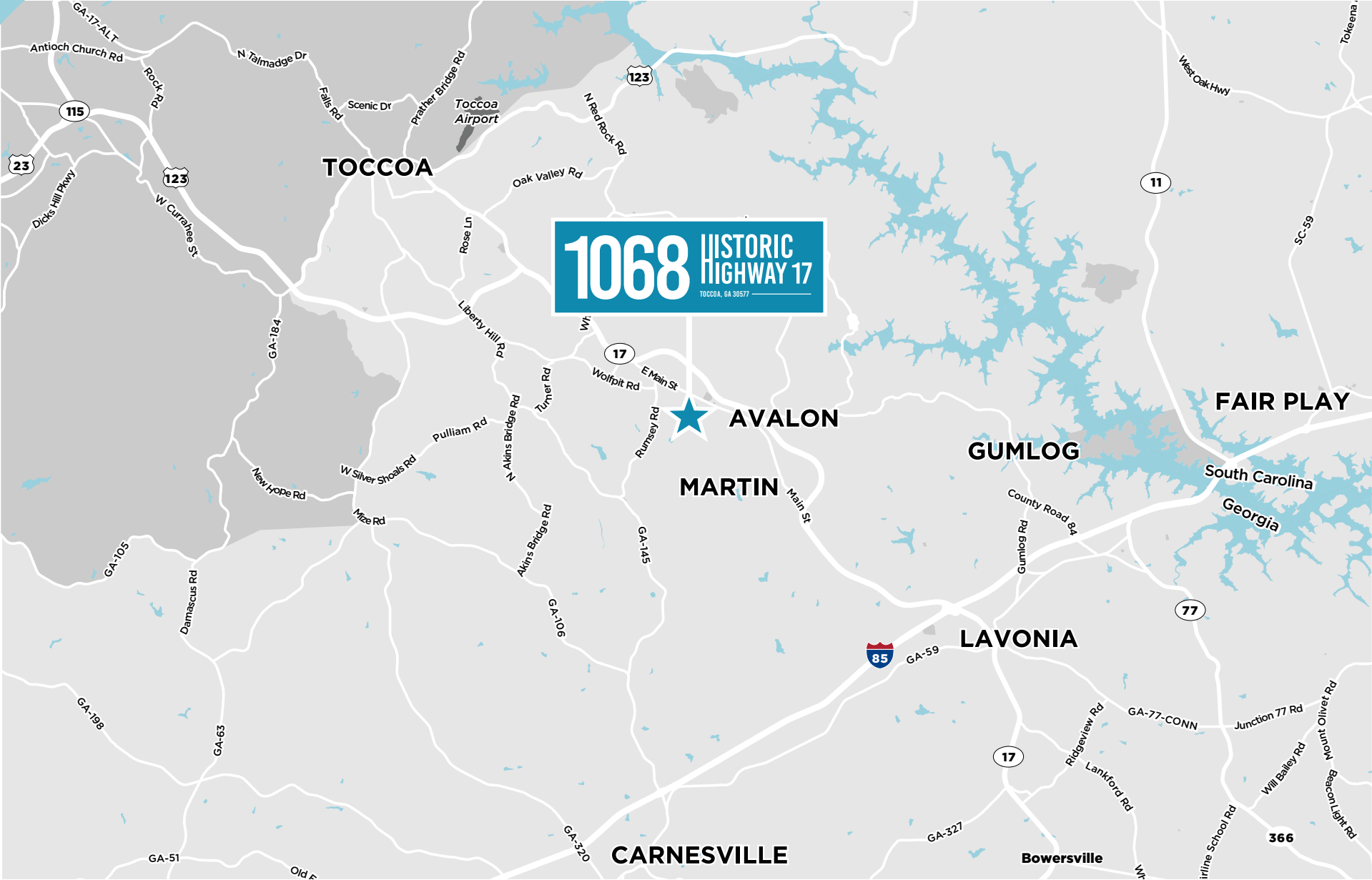
# SITE PLAN



# CORPORATE NEIGHBORS



# LOCATION MAP



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## FOR MORE INFORMATION, PLEASE CONTACT:

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