

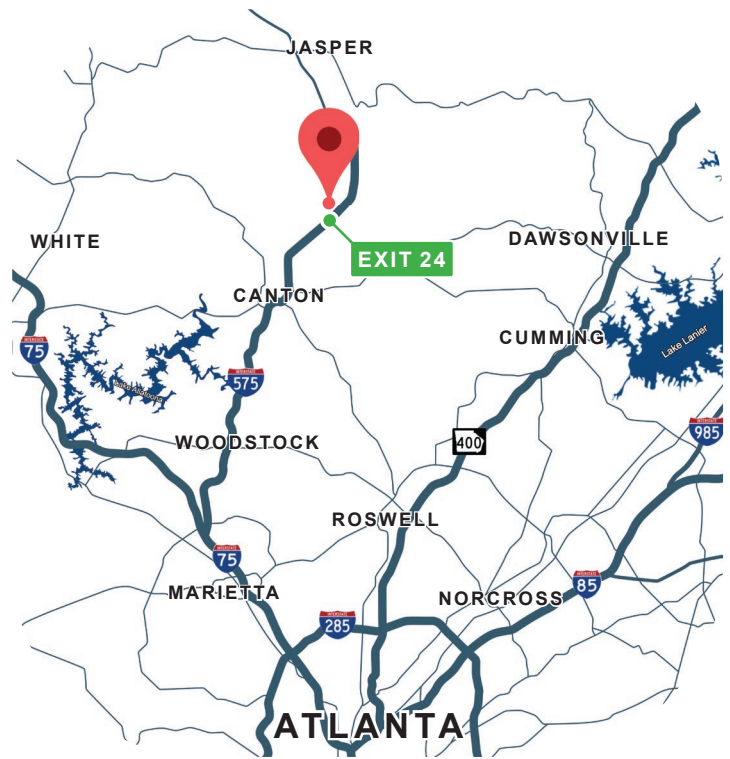
CHEROKEE 575 INDUSTRIAL PARK

710 WES WALKER MEMORIAL DRIVE, BALL GROUND, GA 30107

INDUSTRIAL SERVICE FACILITY PAD | $\pm 10,000$ SF & ± 3 -8 ACRES IOS AVAILABLE FOR LEASE



ADDRESS	710 Wes Walker Memorial Dr Industrial Service Facility Pad Ball Ground, GA 30107
LOCATION	I-575, Exit 24 (Airport Dr) Woodstock/Canton (I-575) Submarket Atlanta Market
DIVISIBILITY	± 3 - 8 Acres IOS Yard
BUILDING	$\pm 10,000$ SF
OFFICE	$\pm 1,000$ SF
CONSTRUCTION TYPE	PEM
DIMENSIONS	125' x 80'
CLEAR HEIGHT	24'
FLOOR	6' 4,000 PSI Concrete
ELECTRICAL	800 Amp 277/480 Volt, 3 Phase
LIGHTING	Clerestory Windows, Motion Sensing LED
FIRE PROTECTION	ESFR Sprinkler System
TRUCK DOORS	5 Oversized Drive-In Doors
AUTO PARKING	11 Spaces
DETENTION	Offsite Master Detention
KEY DISTANCES	• ± 1 mi to I-575 • ± 6.5 mi to SR 20 • ± 25 mi to I-75 • ± 35 mi to I-275



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Cade McDonald	404-307-5166	cade@hughes-cre.com
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Tommy Hughes, Jr.	404-218-5080	tommy@hughes-cre.com

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LOCAL AREA AMENITIES



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CORPORATE NEIGHBORS



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