

# For Lease or Sale: 90,820 SF Warehouse & Manufacturing Facility



**200 Marine Drive • Calhoun, Georgia 30701**

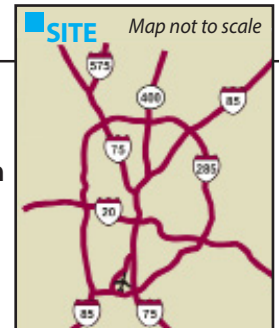
- ▶ 90,820 Total SF
  - 88,000 SF Warehouse
  - 2,820 SF Office
  - Total SF Expandable
- ▶ +/- 6.2 Acres
- ▶ Ten (10) 8' x 10' Dock High Doors
- ▶ Two (2) Grade Level, Drive In Doors
  - 12' x 14' and 10' x 14'
- ▶ 22' – 30' from the eaves to the peak of the roof deck
- ▶ One (1) Center Line of Columns
- ▶ 3 Phase Heavy Power
- ▶ Updated motion sensor LED Lighting
- ▶ Sprinklered throughout
- ▶ Ample sized truck court
- ▶ Outside storage area
- ▶ Food grade rated facility
- ▶ Expandable
- ▶ Located adjacent to the I-75 Union Grove exit 310 and in close proximity to US HWY – 41



## PLEASE CONTACT:

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## STOWERS & COMPANY

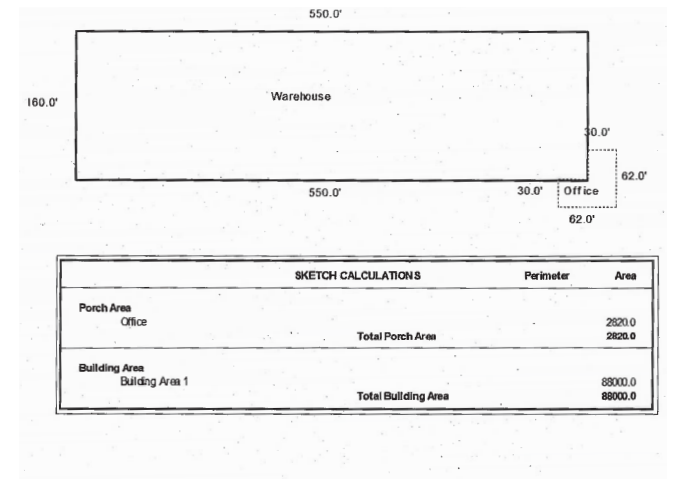
257 Lawrence St., NE, Unit 5236 • Marietta, GA 30061-2350

770-528-9422



# 200 Marine Drive • Calhoun, Georgia

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Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.

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