

FOR SALE OR LEASE

Cold Storage Warehouse with **Industrial Acreage**

525 Industrial Park Road, Sylvania, GA 30467

- ±35,000 SF cold storage warehouse on ±20.08 acres
- ±600 SF office and a ±6,600 SF custom built hydrocooler
- Metal construction
- Zoned Industrial
- Warehouse includes 3 dock doors, 3 drive-in doors and 56 gravel parking spaces
- Insulated and air conditioned warehouse with fire sprinklers
- · Served by City of Sylvania / MEAG Power
- Built in 1992, renovated in 2010
- Located less than 60 miles to the Port of Savannah

Sale Price:

\$3,250,000

Lease Rate:

Please Inquire

Contact Us:

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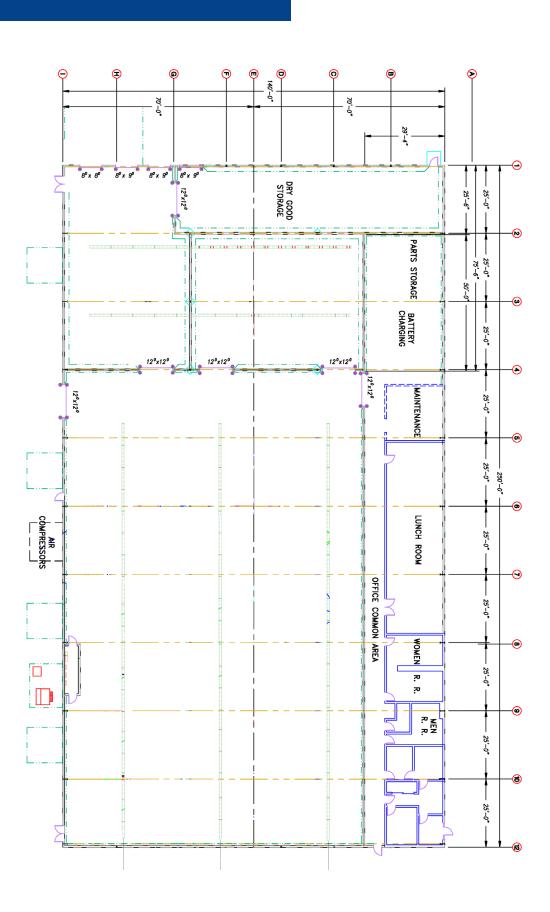


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±35,000 SF



3 Dock Doors



3 Drive-in Doors



56 Parking Spaces



14' - 20' Ceiling Height



6" Floors



3 Phase Electric
Power

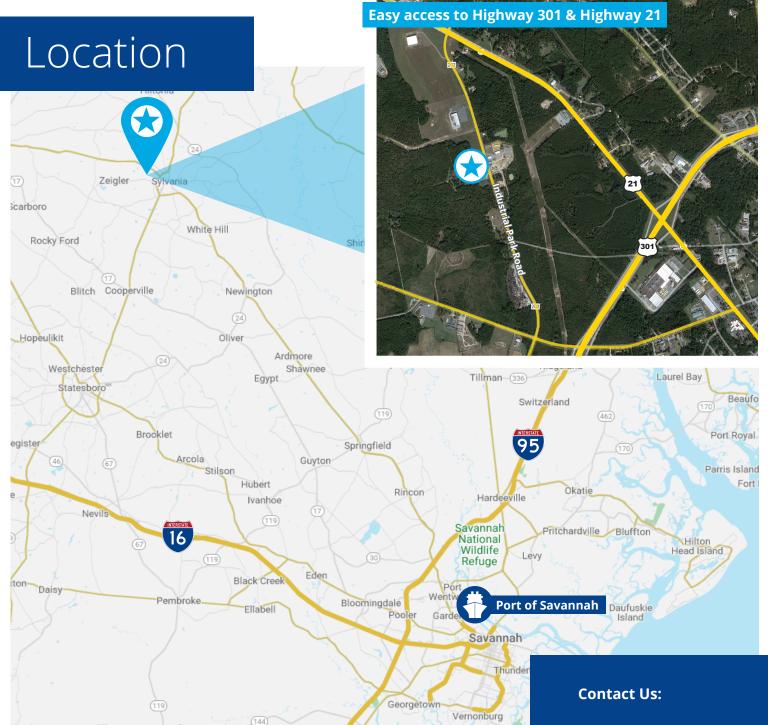
Property Aerial





Site Survey 5/8"Rebar(F) ROBINSON-WILLIAMS WAY 100' R W 14 Rebor(F) N 72°31′15″E 750.97 N 17'25'17"W 450.18 Conc. MKr(F) 17°22'45"E 1207.89 20.08 ACRES N 17.25'18"W 692.05 5/8"Rebor(S) S 72°34'42"W 487.58' 5/8 Rebarrs) 5/8*Rebar(S) S 72'37'19"W 259.12' N 20°24'34"W 64.80 Conc. MKr(F)

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Richmond Hill

Distances

Highway 21	0.7 Miles
Highway 301	1.0 Mile
Statesboro	23 Miles
Port of Savannah	58 Miles
Savannah	62 Miles

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Skidaw

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