

FOR SALE

**524 Industrial Park Road
Baldwin, Georgia 30511**



10,000 Square Foot Industrial Building

+/- 2.23 Acres

Large Fenced in Gravel Lot

2 Dock High Doors

1 Drive In Concrete Ramped Door

**Large Covered Outdoor Storage at Rear of
Building with Access Door & Drive In Door**

Office Area With Wood Detail

Warehouse and Office Restrooms

3 Phase Power

14-17' Ceiling Height

Climate Controlled Work Areas with HVAC

Mezzanine Office Overlooking Warehouse



Price \$1,200,000

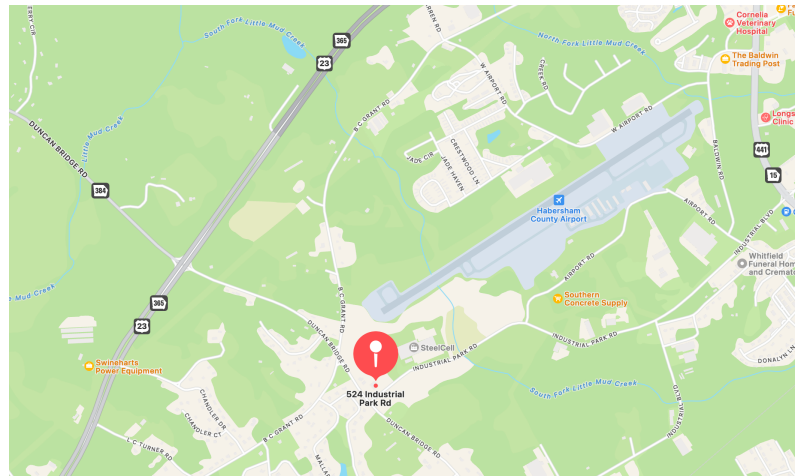
Susan Baynes Brooks, Associate Broker

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PROPERTY SHOWN BY APPOINTMENT



Matthews Realty Associates, Inc. 167 Professional Park Drive, Clarkesville, Georgia 30523

Please note that information has been obtained from reliable sources, no liability assumed for error or omissions. Georgia Firm #2291



**Habersham County
Parcel Number
090 025D**

**Industrial Building located in close proximity
to Habersham County Airport and
Close access to 365 off
Duncan Bridge Road
Most Recently Used as a High End
Automotive Restoration Facility
Paint Booth & Air Compressor
Large Fenced Storage Lot
Excellent Condition and Flexible Warehouse
for Many Types of Users**