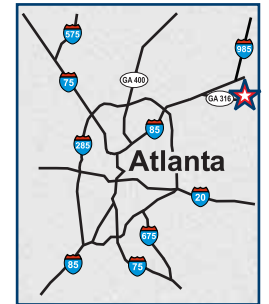


FOR SALE

**LAVISTA
ASSOCIATES, INC.**

Commercial and Industrial, Realtors®

151 ROBINSON ROAD



Calhoun, Georgia

- 36,000 SF Total
- Situated on 4.03 acres with approximately 2 acres of excess land for expansion
- (8) 8'x10' Dock Doors
(1) 10'x12' Drive-In Door
- 20' clear height at the eaves and 26' clear height at the center
- Built in 1995
- Wet Sprinkler at .21GPM / 2,000 SF
- Visible from I-75
- Electrical Service
 - (1) 600 amp panel at 277/480 volt 3-phase
 - (1) 400 amp panel at 277/480 volt 3-phase (this panel is disconnected)
- Zoning (*Gordon County*)
 - Parcel 0414-018: Building + 1.98 acres L-1 (*Light Industrial*)
 - Parcel 0414-019: 2.05 acres of excess land A-1 (*Agricultural*)

IMPORTANT NOTICE: Read and understand the Disclosure and Disclaimer paragraph on the reverse side hereof prior to using this information.

151 ROBINSON ROAD



08.18.10

Calhoun, Georgia

Exclusive Agent:

Art Murray

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