

GEORGE F. WILLIS, *Realty*

ACREAGE

807 N. TENNESSEE ST., SUITE 101

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COMMERCIAL

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INDUSTRIAL

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INVESTMENTS

www.gfwillis.com



FOR SALE

Ty D. Mitcham 770.846.7926
Raborn Taylor III 678.313.5090

TOTAL ACREAGE: 2.463 Acres

ZONED: A-1

PRICE: \$289,900

6,000 square foot industrial metal building with 3,924+/- square feet of warehouse and 1,800+/- square feet of office space. 6 offices, file room, copy room, reception area, 2 bathrooms, 1 shower, and a two story 12'X23' storage area. Gas heaters and skylights in warehouse and a 16'X14' drive in door, 16'X12' drive in door, 16'X12' dock high door, & 20' eaves. Large, level, corner lot on US Highway 411. **BANK OWNED BRING OFFERS!**

ADDRESS: 413 Hamilton Crossing Road FLOOD PLAIN: No

CITY: Cartersville

DIVIDE: No

STATE: Georgia

ROAD FRONTAGE: 394.62' on US Hwy. 411 & 418.12' on Hamilton Crossing Rd.

COUNTY: Bartow

TOPOGRAPHY: Level

UTILITIES:

ROAD TYPE: Paved

WATER: Yes

OWNER FINANCING: Yes

SEWER: No

ELECTRIC: Yes

GAS: YES

“Faithful Cooperation Brings Mutual Success”

Information Deemed Reliable But Is Not Guaranteed.



Front View



Reception/Waiting Area



Large Office



23'X12' Storage Area

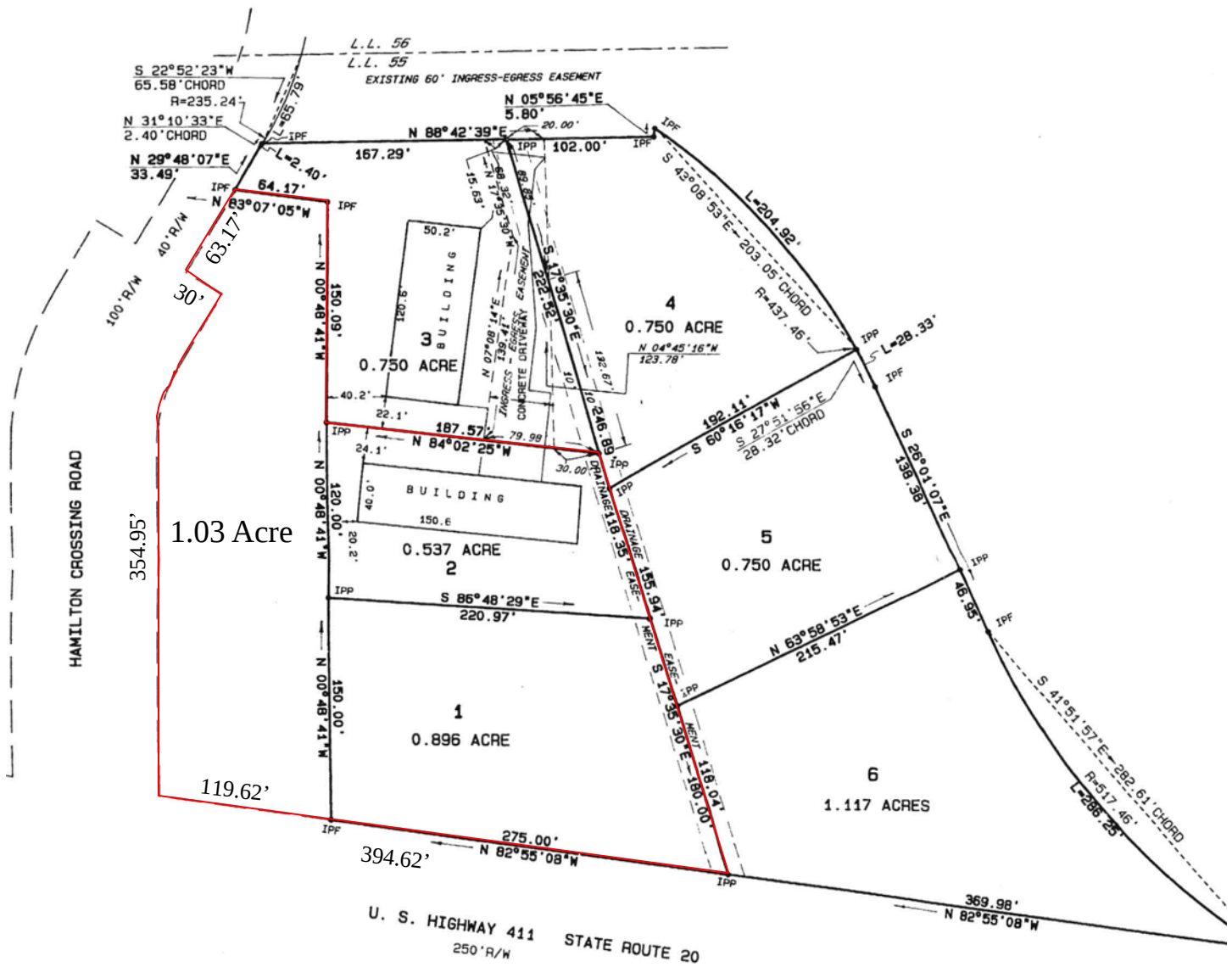


Large Office



Dock High and Drive In Doors





2.463 Acres

Arnold Rd

All property lines are approximate.

HAMILTON CROSSING ROAD

Hamilton Crossing Rd

55

U.S. HIGHWAY 411

411

Hwy 411

Ham Springs Rd

