

# **FOR RENT/ FOR SALE**

Rising Fawn, Dade County, GA

**RENOVATED Industrial warehouse, offices  
30,000 sq ft, 4 acres fenced Outside Storage**



- Georgia US 11, 1.5 mile I-59 (exits 4, 239), close to I-24, I-75.
- 28,000 sq.ft. (140' x 200'), 20' high metal warehouse.
- No columns, 8' concrete slab, LED Lighting (NEW). Foam insulated (NEW)
- 2,000 sq.ft. offices (NEW LED lighting, bathrooms)
- 600 and 1,800 sq.ft attached sheds. 2,000 SQ.FT. outside staging pad.
- 4 acres trucks parking. Fenced (NEW)
- 480V, 3 phase (GA Power). County water, septic.
- 2 (NEW) truck high docks, 6 overhead doors (14' x 16')
- Available NOW for Lease or Sale.
- Ideal for manufacturing, logistics, transloading, IOS,

**Contact Thierry Flamant: 404-388 24 33, [tflamant@gmail.com](mailto:tflamant@gmail.com)**