

8498 ROY ROAD | ELLIJAY, GA 30536

± 36,800 SF Available



Truck Friendly Access with two turns off Hwy 515

± 48 Acres **FOR SALE**

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PROPERTY FEATURES

STREET ADDRESS:	8498 Roy Road Ellijay, GA 30536
TOTAL SF AVAILABLE:	± 36,800 SF
WAREHOUSE:	20,000 SF
COVERED STORAGE:	4,000 SF
PRODUCTION ROOM:	4,000 SF
STORAGE UPSTAIRS:	4,000 SF
OFFICE / LODGING:	4,800 SF
CLEAR HEIGHT:	21'-23' in warehouse
DOCK HIGH / DRIVE-IN:	6 DH / 2 DI

BUILDING IS INSULATED
 UPGRADED POWER
 WAREHOUSE EXHAUST FANS
 FLOOR SLAB DRAINS
 OFFICE / LODGING AND RESTROOM UPSTAIRS
 CROSS-FENCED WITH 2 GATED ENTRANCES
 HEAVY CONCRETE PAVING WITH 10" THICK CONCRETE IN
 LOADING DOCK AREA
 WELL HOUSE - CERTIFIED MOUNTAIN COMMERCIAL DEEP
 WELL WATER
 GENTLE TOPOGRAPHY
 ZONED INDUSTRIAL AND AGRICULTURAL

