

Rooker Spec Building

Lavonia, Franklin County, GA



Total SF	52,500	Parking	60 paved
Available SF	52,500	Power	GA Power or Hart EMC
Office	BTS	Gas	Toccoa Natural Gas 3" main
Warehouse	BTS	Water	City of Lavonia 10" main
Dock high Doors	4 (9' X 10')	Sewer	City of Lavonia 8" main
Drive-In Doors	2 (12' X 14')	Year Built	2007
Ceiling Height	24'	Construction	Tilt-up
Column Spacing	50' X 50'	Acreage	7.59 +/-

Built by Rooker & Associates, Inc.
Property Listed by IPG / Industrial Properties Group, Inc.
For more information, contact Lyn Brumby Allen at (706) 384-5112.

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