

Price Reduced



For Sale/Lease: Industrial

# 00 Lumpkin County Parkway

Dahlonega, GA 30533 | 40,000 SF Available

**Contact**

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## Property Snapshot

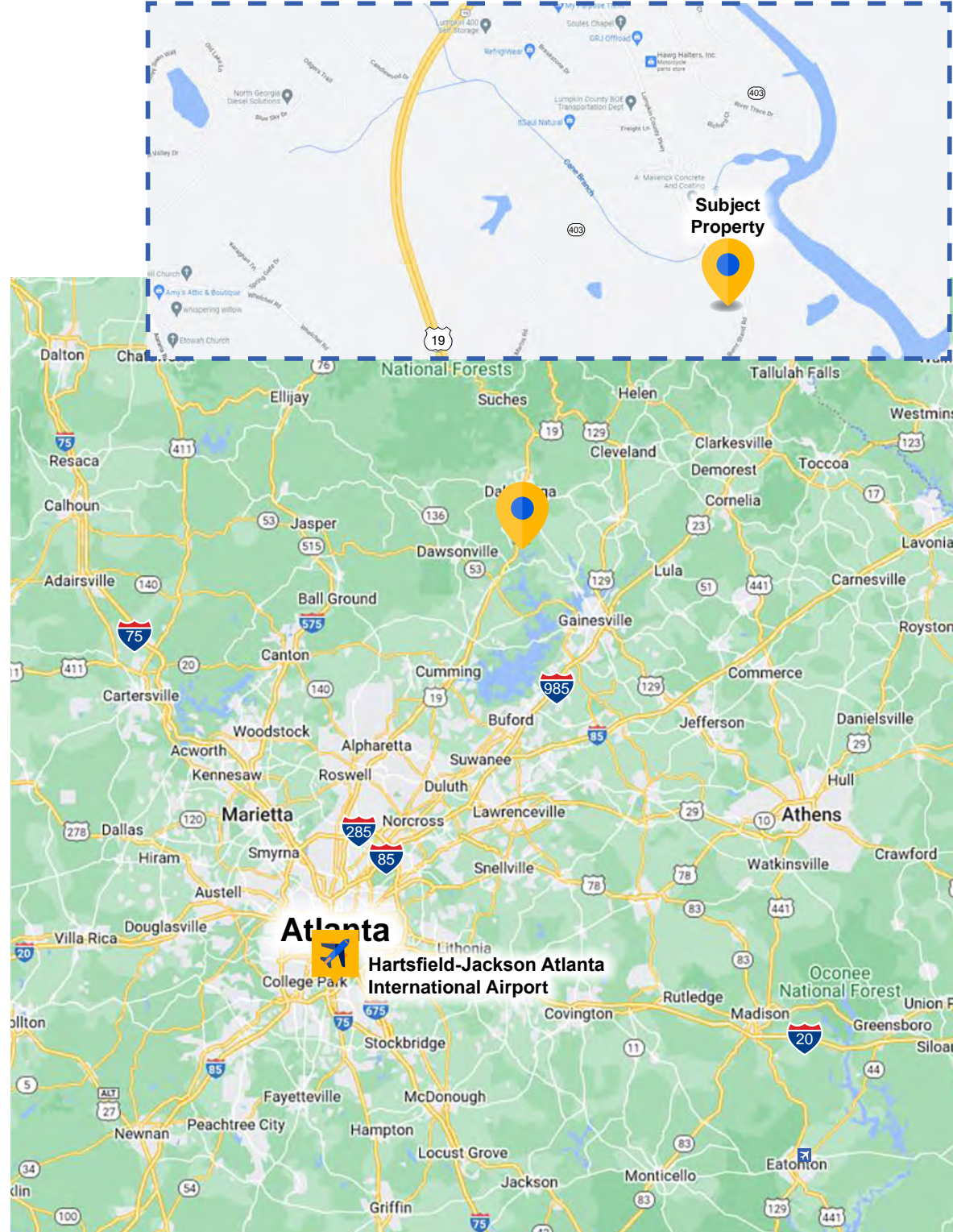
# 00 Lumpkin County Pky Dahlonega, GA 30533

Asset Type	Industrial/warehouse
Building Size	40,000 SF
Building Dimensions	125' x 320' x 28'
Office Space	TBD, central restroom area set aside
Clear Height	Center 29'-8 15/16", side 24'-3 1/4"
Column Spacing	25'
Slab / Joint Sealer	Cure-n-seal / Plastic polymer
Parking	12 auto parks (expandable)
Insulation/R-Factor	30 ceiling
Floors	Concrete
Sprinklers	ESFR
ADA	The Premises shall be ADA compliant
Zoning	LI
Flood Plain	The Property is not in a flood plain
Dock Doors	6
Drive-in Doors	2
Trailer Parks	12+
Truck Court	106'
Electrical Service	400 amp
Lighting	Warehouse LED; Exterior wall packs
Warehouse Air Change	TBD
Trash Compactor	TBD
Fire Monitoring System	Alarm with sprinkler system
Warehouse Restrooms	2 each

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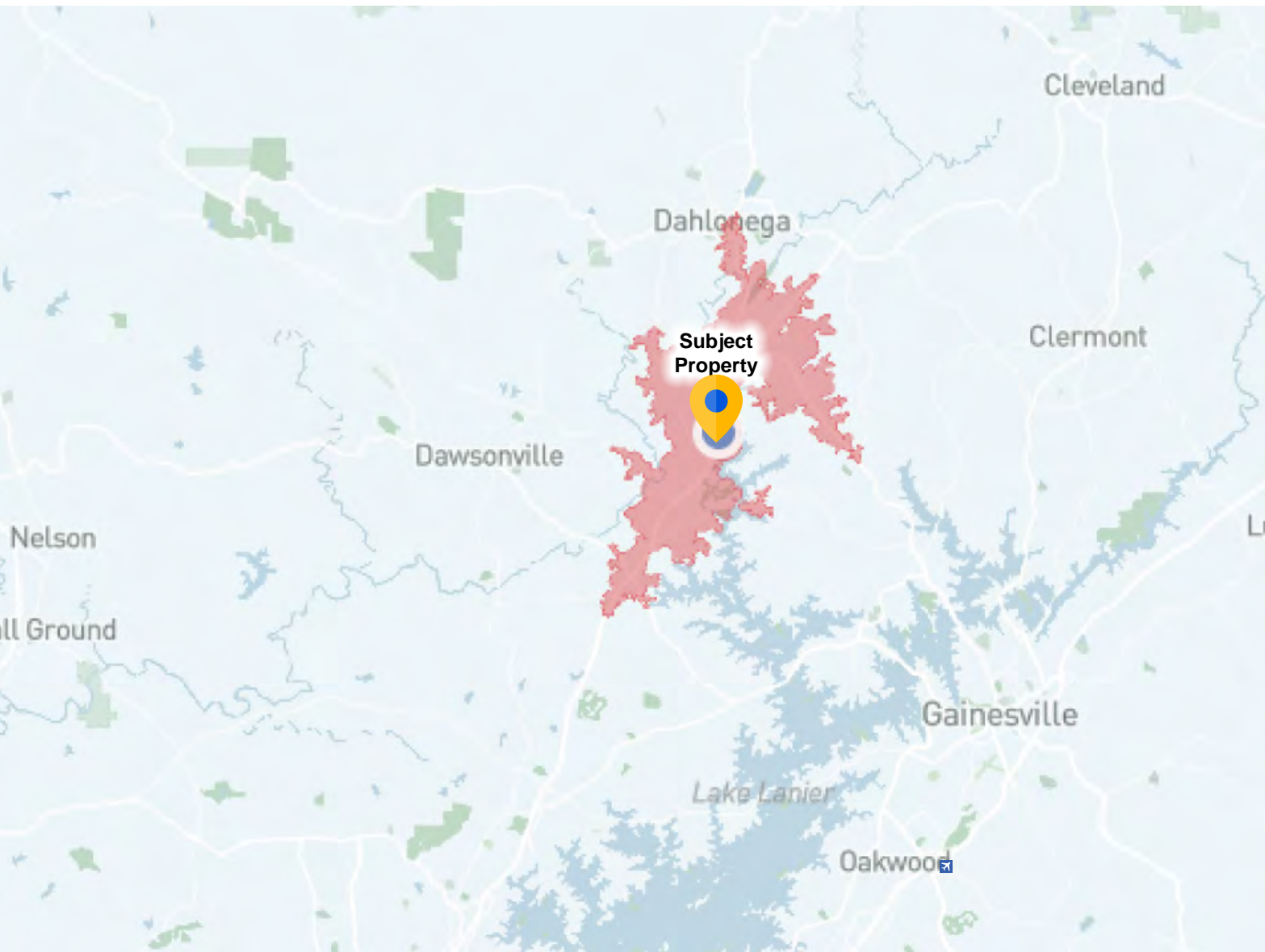
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## Occupational Overview\*

00 Lumpkin County Pky, Dahlonega, GA 30533



### Laborers and Freight, Stock and Material Movers, Hand

2022 Jobs	505
2023 Location Quotient	0.97
Average Wage	\$16.36/hour
Labor Force	13,283
Total Unemployed	687
Unemployment	5.58%
Average Commute Time	35 min
Cost of Living Index	95.9
Average Home Price	\$338,806
Average Monthly Rental (1 Bedroom)	\$885

### Educational Attainment

Bachelors/Graduate Degree	27.76%
Some College/Associates	13.18%
High School or Less	59.06%

### Laborers and Freight, Stock and Material Movers, Hand

Lower 10%	\$11.82 / hr
Lower 25%	\$13.12 / hr
Median	\$15.47 / hr
Average	\$17.83 / hr
Upper 75%	\$15.05 / hr
Upper 90%	\$22.39 / hr

\*Bluechip Insights + Cresa Analytics

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## Property Photos

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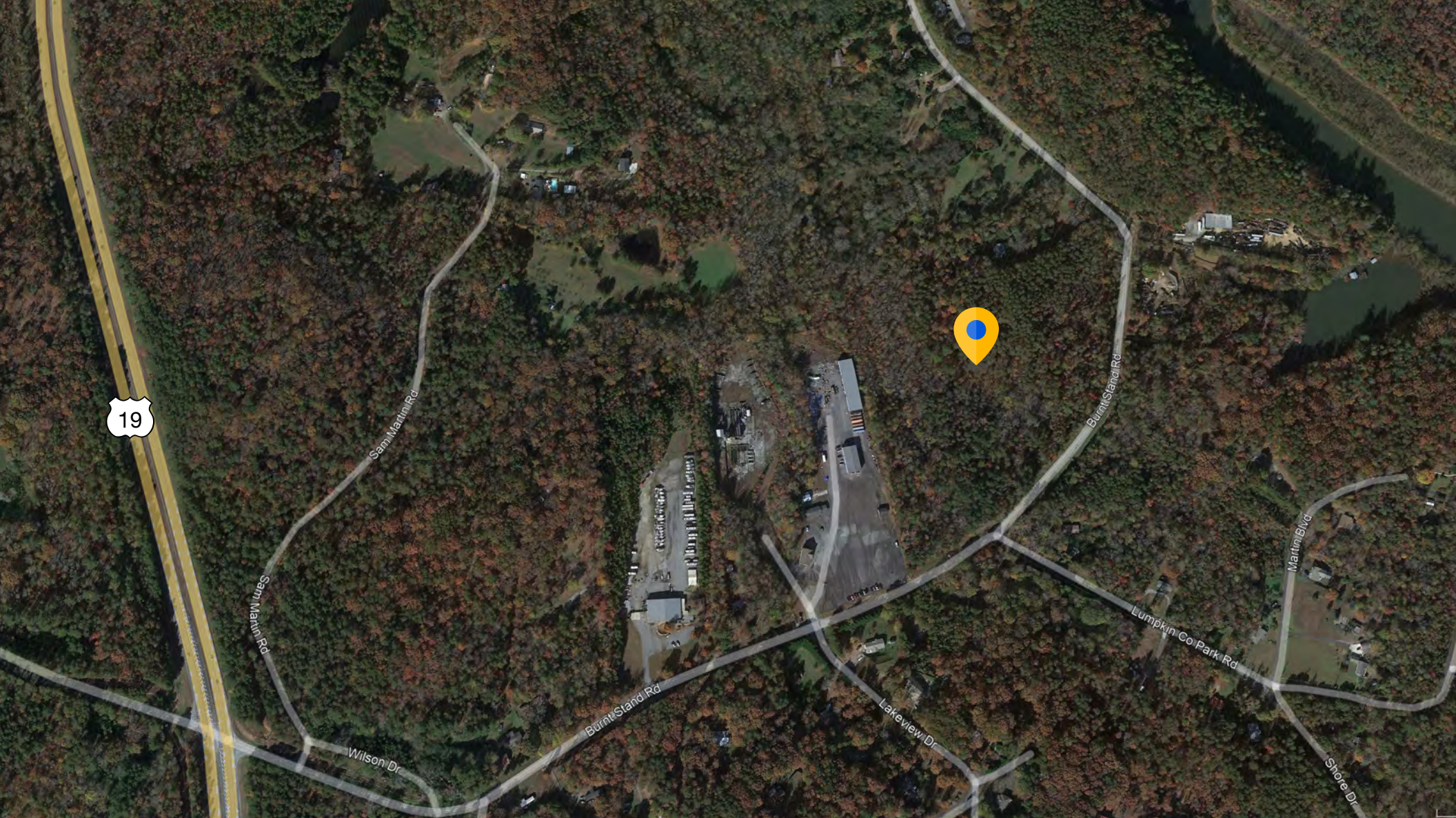
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## Property Aerial

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The background of the slide is a photograph of a large construction site. In the foreground, there is a dirt area with some construction equipment. In the middle ground, there is a large, rectangular building under construction, with its steel frame visible. The building has a flat roof and is surrounded by trees. The sky is clear and blue.

**We think beyond space.**

**Thank you.**

**For more information, please contact:**

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