

# Rooker Spec Building

## Lavonia, Franklin County, GA



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