

***Industrial Building for Sale  
40 Connors Rd.  
Villa Rica, Ga. 30180***



- 48,900 sf on 2.69 acres with active rail spur
- Five docks, three grade doors
- Heavy power (4,000 amps, 480 VAC, 3 phase)
- 2,500 sf office with additional driver lounge and logistics office
- 22' clear height
- Wet fire suppression sprinkler system
- Less than 1 mile from I-20, exit 26
- Active rail spur
- List: \$3,950,000

***Offered for Sale Exclusively by  
Commercial Realty Services of West Georgia***

***Mike Patterson, CCIM***

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