



WAREHOUSE | OFFICE

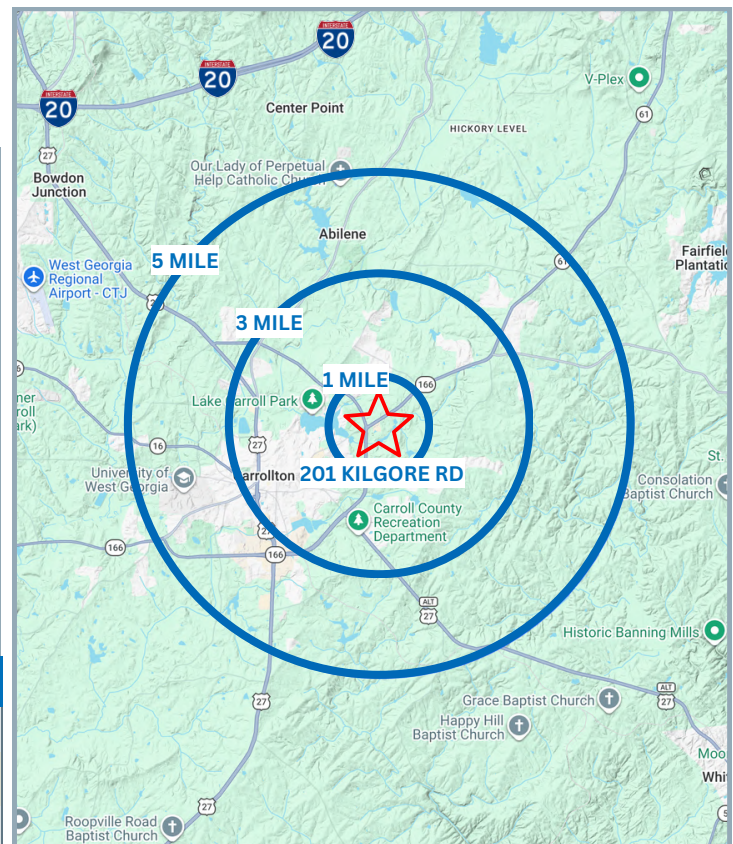
PROFILE

- 9,300 square foot warehouse and office building available for lease on 0.936 acres in Carrollton, Georgia
- Built in 1984, the property features eight (8) drive-in doors, making it ideal for fleet maintenance, distribution, light manufacturing, or contractor operations. The attached office area is brick-front with a separate entrance.
- All utilities are separately metered and tenant-responsible. Zoned M-1 (Light Industry).



LOCATION

- Located in an established industrial corridor on Kilgore Road with convenient access to Highway 27 and the greater Carroll County market.
- 201 Kilgore Road is positioned in an established Carrollton industrial corridor near shopping, dining, healthcare, parks, and essential services.



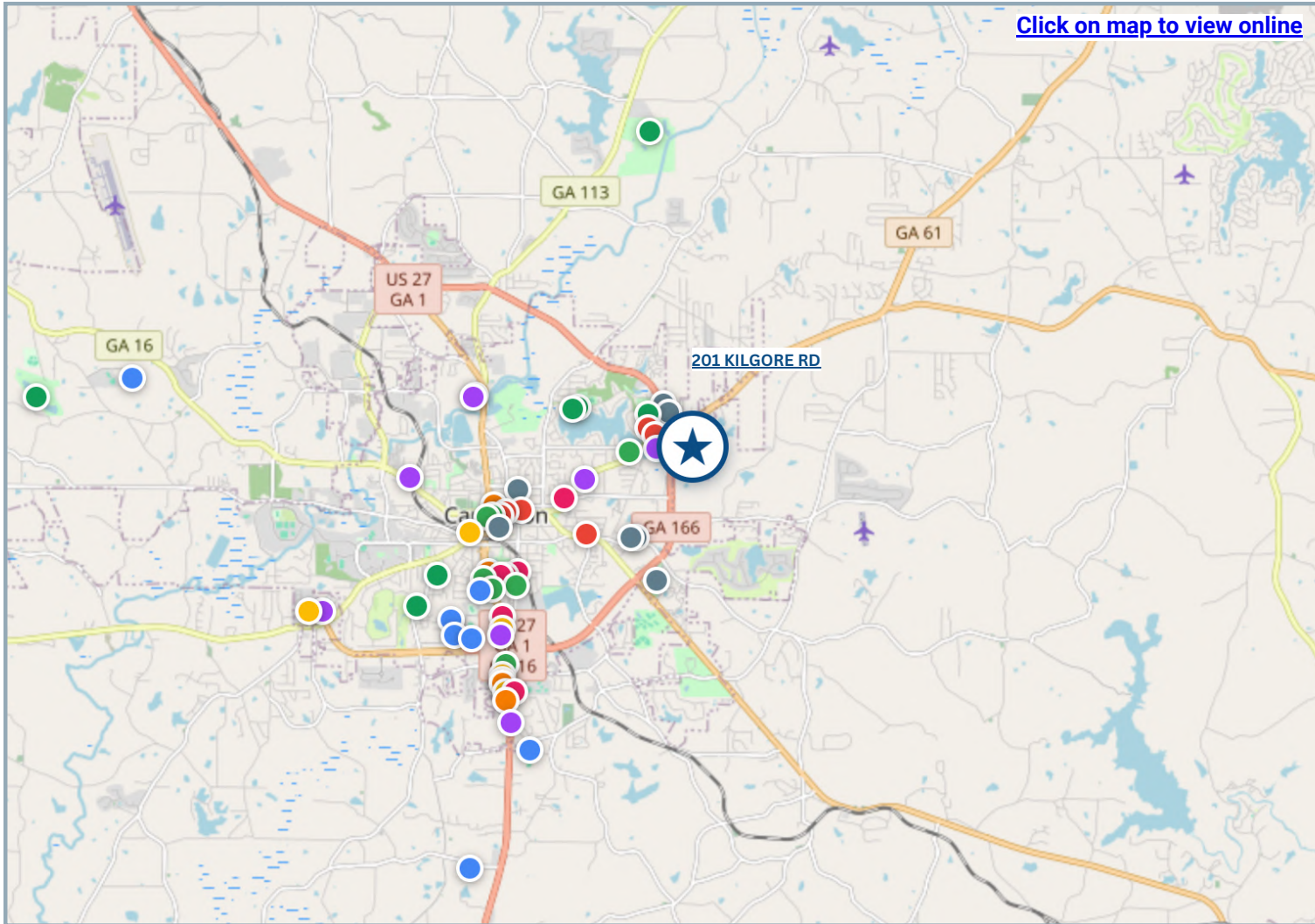
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,554	22,856	48,823
HOUSEHOLDS	668	8,666	17,501
AVERAGE HH INCOME	\$72,718	\$96,363	\$95,785





AREA MAP

201 Kilgore Road is positioned in an established Carrollton industrial corridor near shopping, dining, healthcare, parks, and services, with convenient access to Bankhead Highway, US Highway 27, and Interstate 20.



NEARBY PLACES

[Explore Carrollton in this interactive map](#)

Food & Drink 7

Shopping 7

Groceries 6

Hotels 5

Banks 7

Healthcare 7

Parks & Recreation 7

Schools 7

Government 7

AVAILABILITY

SPACE AVAILABLE - 9,300 SF





SURVEY

eFiled & eRecorded

DATE: 1/21/2020

TIME: 12:15 PM

PLAT BOOK: 00106

PAGE: 00672

RECORDING FEES: \$10.00

PARTICIPANT ID: 7924112452

CLERK:

Carroll County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

NOTES

1. THE FIELD DATA COLLECTION OF 8/05/20 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 8,545 FEET AND AN ANGULAR ERROR OF 61 SECONDS FOR ANGLE AND WAS ADJUSTED USING LEAST SQUARES METHOD. THE SURVEY WAS MADE USING A LEICA G18 ROBOTIC TOTAL STATION. VERTICAL READINGS TO THE NEAREST 0.000500 FOOT WITH DIRECT READING 5 SECONDS CASSIENRE MEASUREMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS CORRECTED TO BE A CLOSURE WITHIN THE LIMITS IN THE DIRECT. THE COMPUTATIONS WERE LOCATED FROM ABOVE GROUND EVIDENCE.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS THAT ARE NOT OF RECORD OR THAT WOULD HAVE BEEN DISCOVERED BY AN ACCURATE AND CURRENT TITLE SEARCH. THEREFORE THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.
3. THE BEARING DATA FOR THIS PLAT IS MAGNETIC NORTH BASED UPON A SURVEY FOR ELSON INCORPORATED, 8/01.
4. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPERTY BOUNDARY FOR DEED BOOK 5608 PAGE 768.
5. THE TRACT IS LOCATED WITHIN "ZONE 1", AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA PLACE 130450208, EFFECTIVE 08/19/2007.

REFERENCES

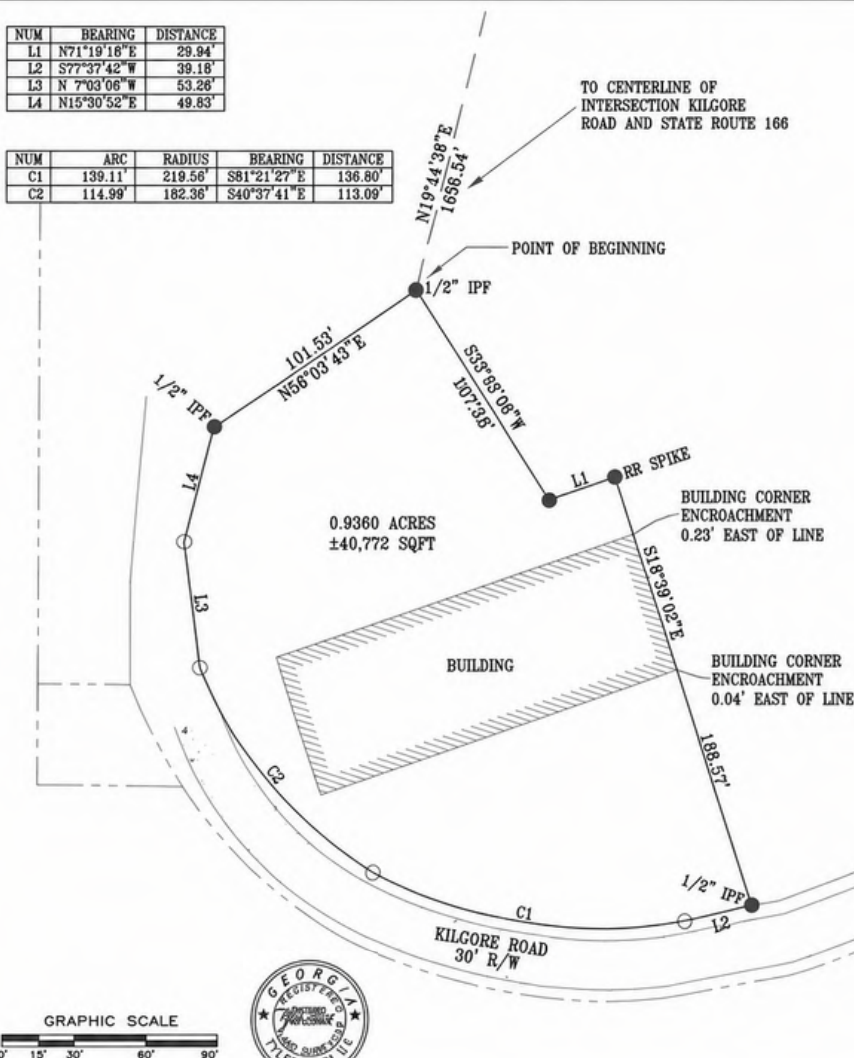
1. SURVEY PLAT FOR D.J. CORPORATION, DATED NOVEMBER 16, 1963 AND REVISED MARCH 20, 1994, RECORDED IN CARROLL COUNTY RECORDS, PLAT BOOK 25 PAGE 170.
2. SURVEY PLAT FOR DATED JULY 10, 2, 1986, RECORDED IN CARROLL COUNTY RECORDS, PLAT BOOK 27 PAGE 42.
3. SURVEY PLAT FOR DATED AUGUST 5, 1996, RECORDED IN CARROLL COUNTY RECORDS, PLAT BOOK 36 PAGE 163.

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- SS EASEMENT LINE
- APPROVED LAND LOT LINE
- ONE OVERHEAD POWER LINE (OHPL)
- FENCE LINE
- BUILDING SETBACK LINE
- GARDEN AND GUTTER (G&G)
- NEW GROUND MARKER (NGM)
- RECORD MEASURED
- IRON PIVOT (IP)
- WATER METER (WM)
- ANCHOR BOLT (AB)
- POWER POLE (PP)
- UTILITY POLE (UP)
- AIR MARCH
- NEARBY (NM)
- SHAWING WING CATCH-BASED (SWC)
- CALCULATED POINT
- TYPE FORMER (TF)
- IRON CONCRETE FOUND
- LAND LOT TAGS

NUM	BEARING	DISTANCE
L1	N71°19'18"E	29.94'
L2	S77°37'42"W	39.18'
L3	N 7°03'06"W	53.26'
L4	N15°30'52"E	49.83'

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	139.11'	219.56'	S81°21'27"E	136.80'
C2	114.99'	182.36'	S40°37'41"E	113.09'



GEORGIA
CITY OF CARROLLTON
Land Lot 202
5th District, 5th Section

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-4-41, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ALL APPLICABLE JURISDICTIONS, COUNTY, WE FRANCHISE APPLICABLE LOCAL JURISDICTIONS, OR MUNICIPAL OR COUNTY GOVERNING AUTHORITY, AND THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING, OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED:

CARROLL COUNTY BUILDING AND ZONING DIVISION DATE
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPORTS WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE THAT OF GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THIS CERTIFICATION SIGNATURE AND DATE MUST BE IN PLACE AT THE TIME SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

TYLER M. BILL, PROFESSIONAL SURVEYOR REGISTRATION NO. 3335

REVISION NO.	DESCRIPTION	DATE
AUTHORIZED BY:		
PROJECT		
201 KILGORE ROAD CARROLLTON, GA 30116		
DRAWING TITLE		
A PROPERTY SURVEY FOR:		
JOB NO. 2020-006	DWG. NO.	
DRN BY: TMB	2020-006.dwg	
CHND BY: LFC	SCALE: 1"=30'	
DATE: 01/17/2020	SHEET 1 OF 1	

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