



OFFICE | WAREHOUSE

OVERVIEW

- 173-245 Kilgore Rd, Carrollton, GA 30116
- Unique, mixed use facility on 3.99 acres with 3 industrial warehouses totally 41,000 SF and an 8,000 SF office building.
- The warehouses all have insulated roofs and walls, loading docks, ceiling heights ranging between 14' - 20' and separate bathrooms for each warehouse.
- The office building, 173 Kilgore, consists of 15 offices and 2,000 +/- SF of furnished common area consisting of conference room, lobby, kitchen, restrooms and covered porch.
- Attractive lakeside setting with direct access to Carrollton's busiest road, Bankhead Highway (Hwy. 166) with traffic counts of over 35,000 VPD.
- Walking distance of less than 1/10 of a mile to Carrollton Exchange shopping center with Zaxby's, Chick-fil-a, McDonalds, Longhorn, Waffle House, Shane's Rib Shack and Regal Cinemas.
- Other nearby retailers include Walmart, Kroger, Publix, Home Depot, Lowes, Staples and Ross.





LOCATION

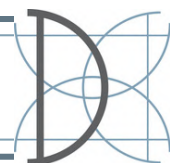
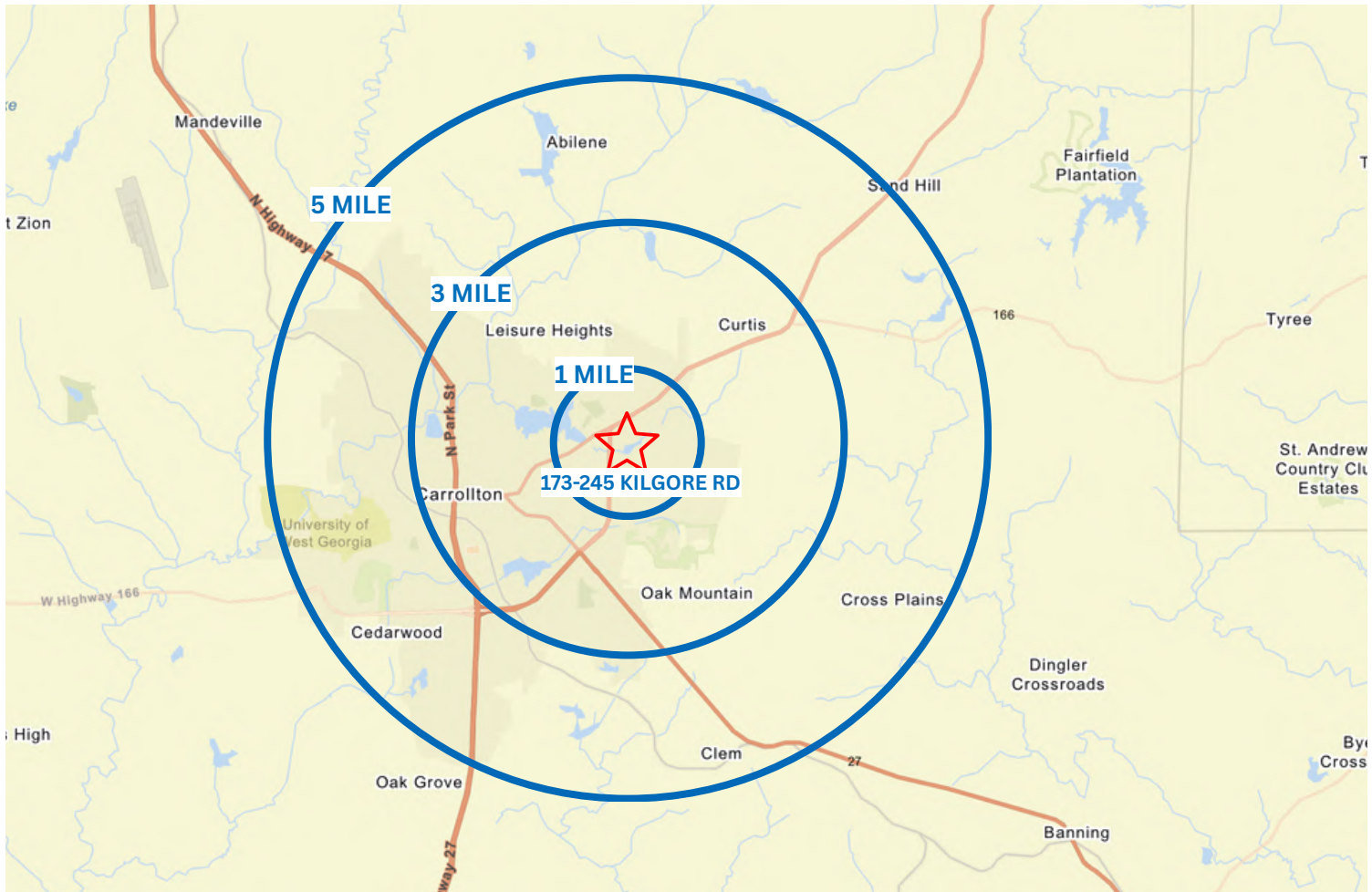
- Centrally located 45 miles west of Atlanta, Carrollton, Georgia offers an ideal location for distribution throughout the Southeastern U.S.

Newnan, GA	22 Miles
Douglasville, GA	24 Miles
Dallas, GA	28 Miles
Peachtree City, GA	34 Miles
Acworth, GA	43 Miles
LaGrange, GA	44 Miles
Atlanta, GA	45 Miles
Rome, GA	53 Miles
Birmingham, AL	111 Miles
Macon, GA	118 Miles
Chattanooga, TN	126 Miles
Huntsville, AL	155 Miles
Greenville, SC	190 Miles
Augusta, GA	192 Miles



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,564	22,650	48,894
HOUSEHOLDS	672	8,613	17,531
AVERAGE HH INCOME	\$72,692	\$96,222	\$95,803

DEMOGRAPHICS

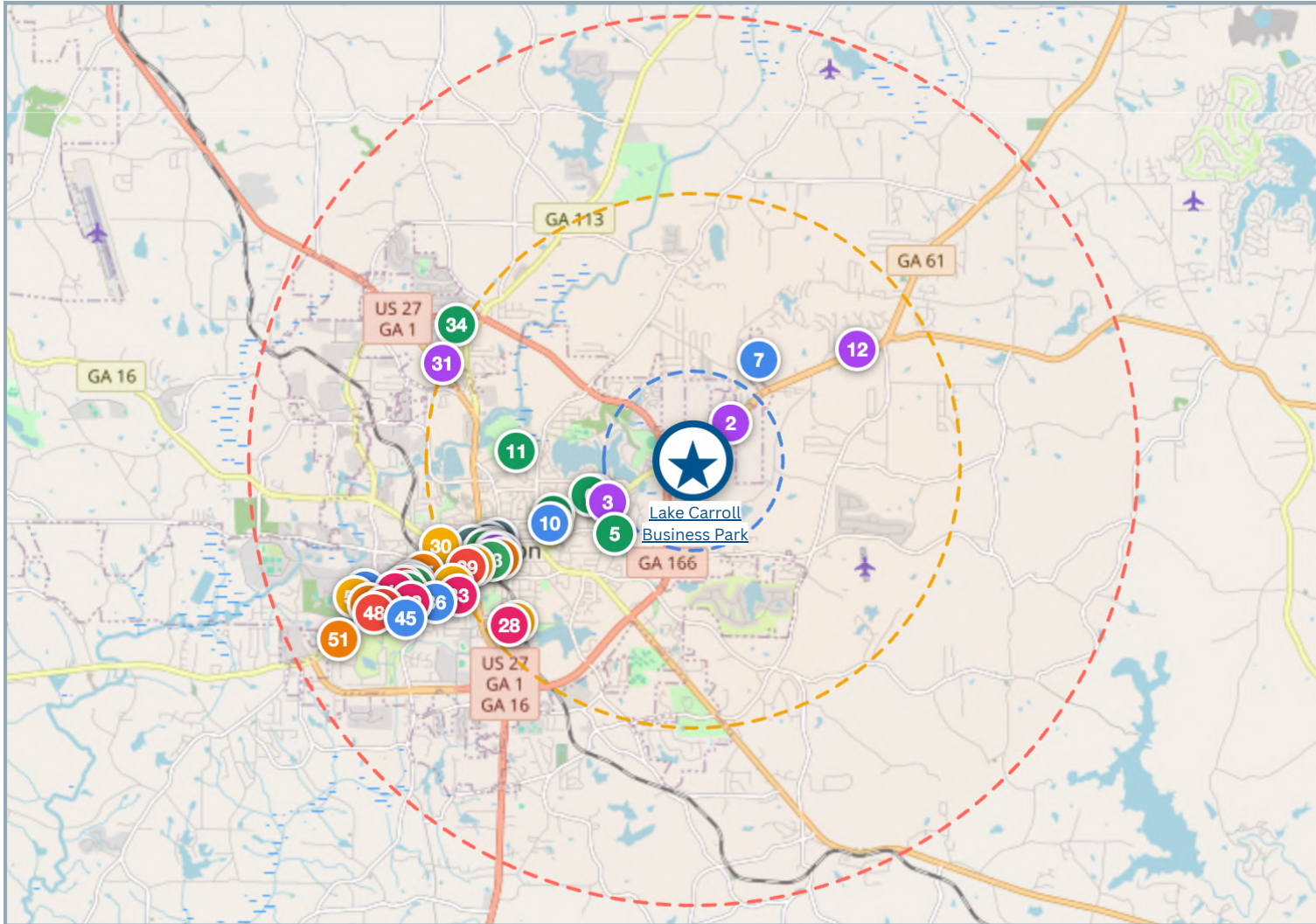




AREA MAP

Carrollton, Georgia, is a thriving West Georgia community located just 45 miles west of Atlanta. Home to the University of West Georgia and nearly 14,000 students, the city combines economic and educational growth with a vibrant downtown, modern shops and restaurants, cultural attractions, the 18-mile Carrollton GreenBelt, and continued investment—including nearly \$4 million in renovations to the historic Hudson Mill.

[Click on map to view online](#)



NEARBY PLACES

[Explore Carrollton in this interactive map](#)

● Food & Drink 10

● Shopping 7

● Groceries 5

● Hotels 4

● Banks 5

● Healthcare 5

● Parks & Recreation 5

● Schools 5

● Government 5



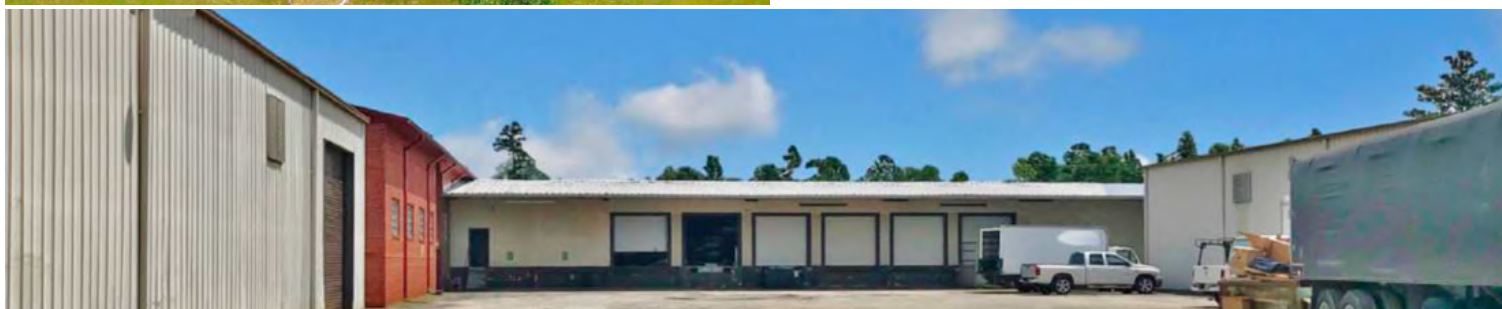


SITE PLAN



WAREHOUSE SPACE

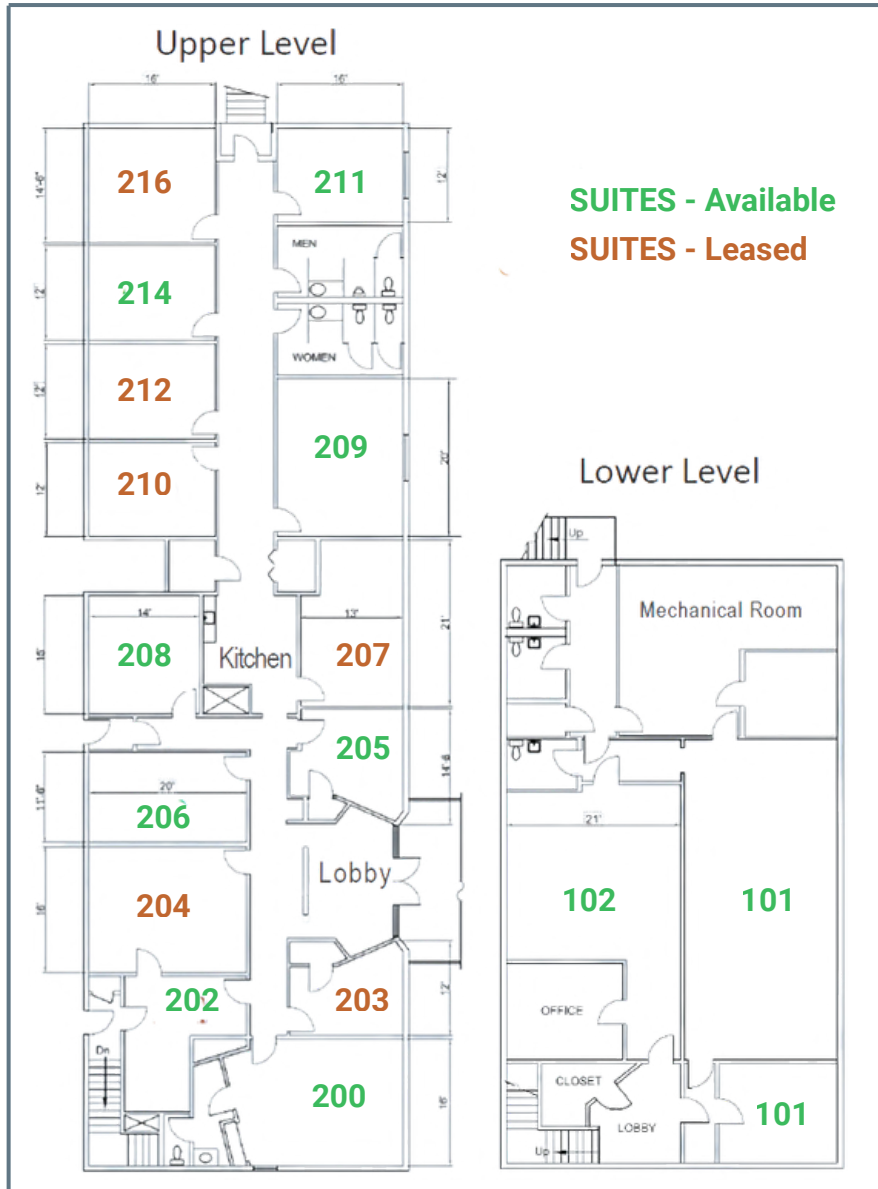
SUITE	TENANT	SF
175A Kilgore	Elite Partners Industrial Construction	4,678
175 Kilgore	Bennett Communications	9,322
189 Kilgore	Carrollton WinAir	750
197 Kilogre	Carrollton WinAir	12,000
245 Kilgore	Carrollton WinAir	14,400





PROFILE & FLOOR PLAN

- Office suites are available from 180 SF.
- Utilities, free access to wireless Internet service, and use of 2,000 +/- SF furnished common area consisting of conference room, lobby, kitchen, restrooms and covered porch, are included in rent.



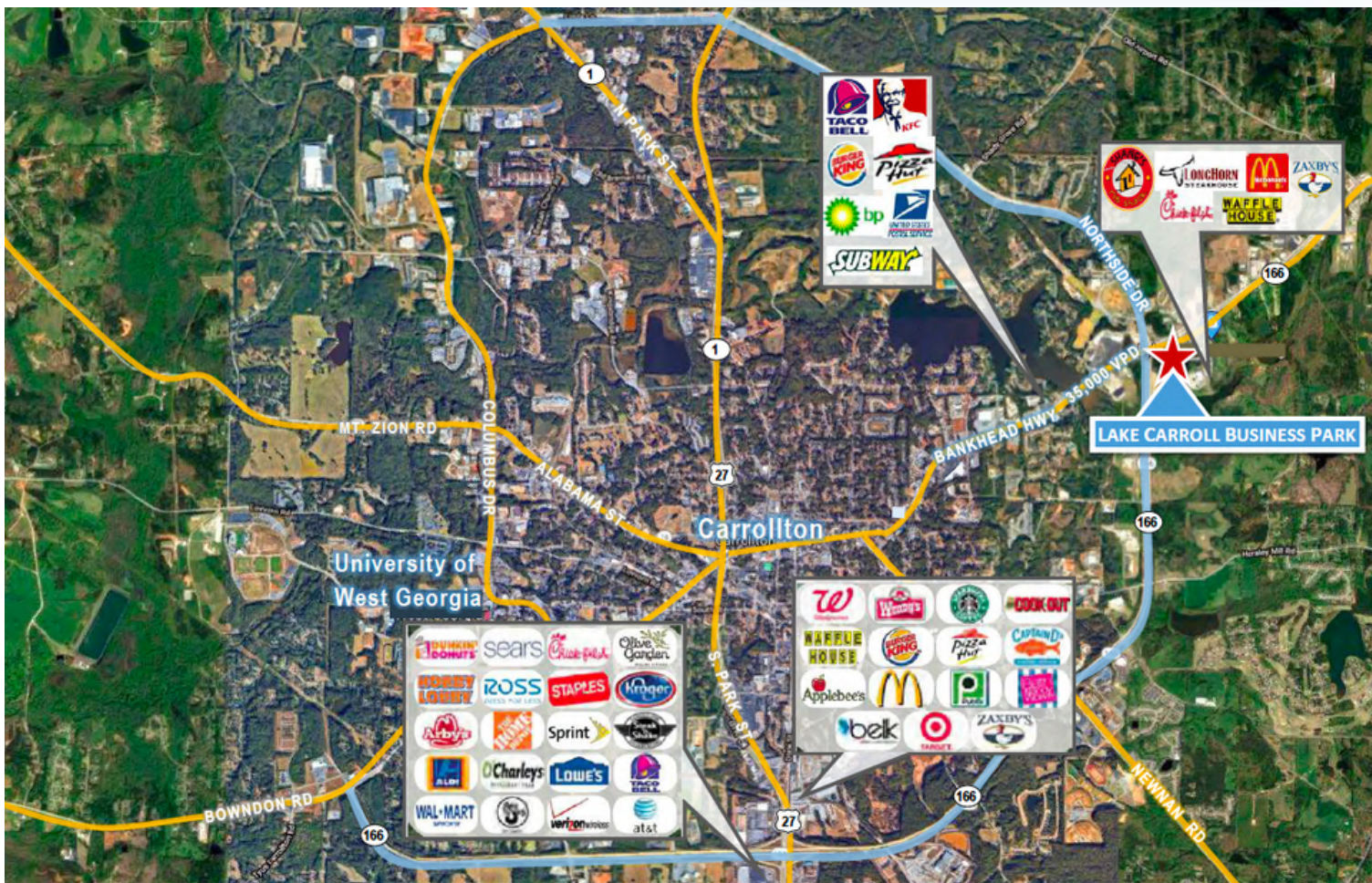
SUITES

SUITE	STATUS	SF
101	AVAILABLE Virtual Tour	960
102	AVAILABLE Virtual Tour	756
200	AVAILABLE Virtual Tour	475
202	AVAILABLE Virtual Tour	213
203	LEASED	180
204	LEASED	320
205	AVAILABLE Virtual Tour	190
206	AVAILABLE Virtual Tour	230
207	LEASED	270
208	AVAILABLE Virtual Tour	210
209	AVAILABLE Virtual Tour	360
210	LEASED	200
211	AVAILABLE Virtual Tour	216
212	LEASED	200
214	AVAILABLE Virtual Tour	200
216	LEASED	239





AERIAL PERSPECTIVE



ABOUT CARROLLTON

Carrollton, Georgia, is located approximately 45 miles west of Atlanta and is home to the University of West Georgia, part of the University System of Georgia. The university spans 645 acres and serves nearly 14,000 students with 652 faculty members.

Downtown Carrollton blends modern shops and eateries with historic architecture and local tradition. During the spring and summer, festivals and concerts are held most weekends at the Amp, an 8,500-square-foot amphitheater with seating for approximately 750 to 1,000 people.

The Carrollton GreenBelt is one of Georgia's longest closed-loop bicycle trails, offering 18 miles of paved paths that connect established neighborhoods with the city school campus, parks, and several commercial shopping areas.

The Carrollton Center for the Arts offers classes, exhibitions, and both local and world-class performances in a modern facility. Downtown Carrollton has also benefited from nearly \$4 million in renovations to Hudson Mill, combining new retailers and apartments with historic preservation.





ABOUT CARROLLTON

