

For Sale
1118 Tram Road
Townsend, Georgia * McIntosh County



Lot Size: 9.21 Acres

Building Size:

Building 1: 14,000sf (3,150 sf office, 19,850 sf enclosed warehouse)
Building 2: 11,250sf (5,800 sf enclosed warehouse / 6,250 sf open warehouse)
Building 3: 3,000sf (1,000 sf enclosed warehouse / 2,000 sf open warehouse)
Building 4: 1,000sf

Total: 29,250sf

Built: 1980

Lighting: Skylights & fluorescent lighting

Zoning: IR (Light Industrial)

Utilities: Well and Septic

Roll up doors: Building 1: 8 roll up doors (12 x 14)

Building 2: 1 roll up door (12 x 12)

Building 3: 1 roll up door (12 x 14)

Building 4: 1 roll up door (10 x 14)

Clear Height: 17'-19'

Notes: Property was previously used for a truck service center and is located only 5 miles south of I-95 at Exit 67.

~~Sale Price: \$275,000~~

Reduced Price: \$225,000

Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421

trip@fickling.com or patty@fickling.com

See detailed property information at www.Fickling.com

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Building 1



Building 2



Building 3



Building 4

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