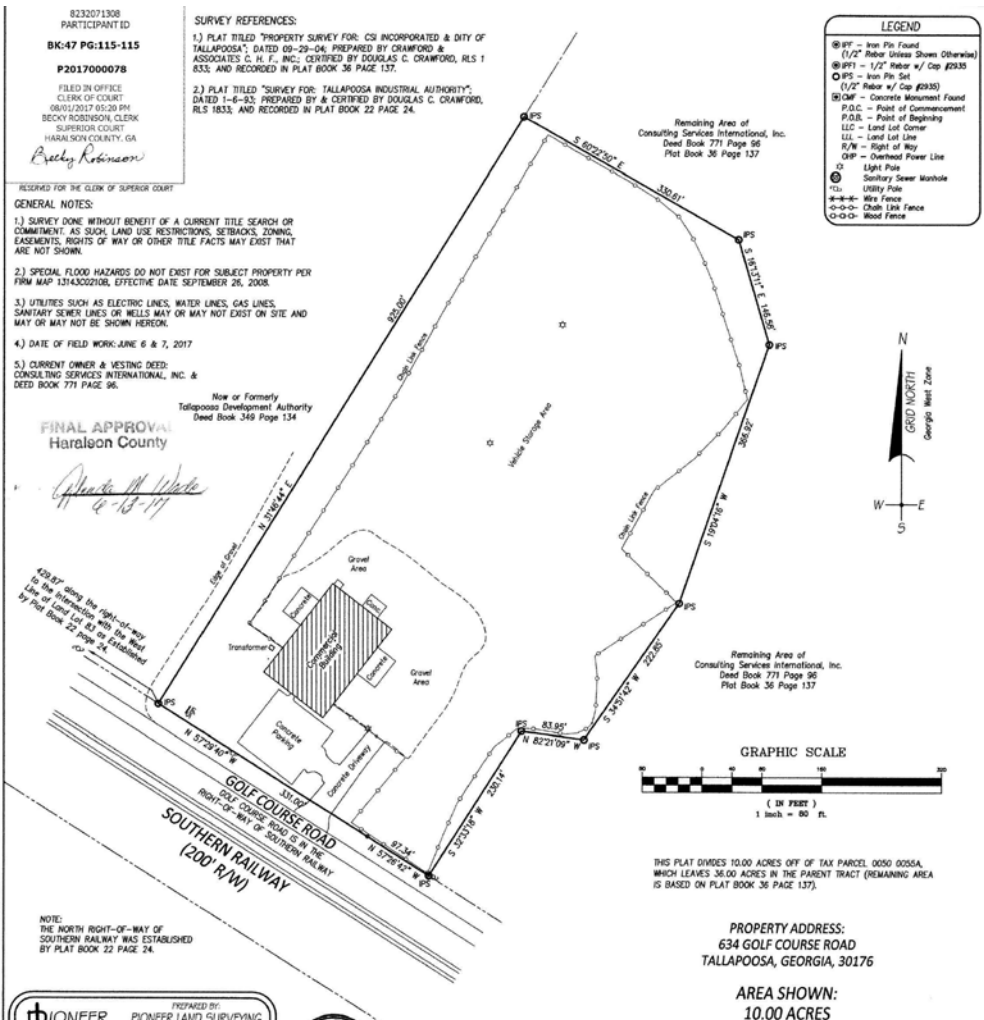


*For Sale*  
**634 Golf Course Road**  
**Tallapoosa, GA.**



**15,000 sf on 10 graded and fenced acres**  
**High security fencing and lighting**  
**Built 2006, expansion pad already to grade**  
**Heavy industrial zoning, city sewer and water**  
**Heavy duty reinforced concrete floors and driveway**  
**Oversize doors (5 total)**  
**20' clear eave height, heavy power**  
**Outside storage OK**  
**3,000 sf office space, nicely finished**  
**4 miles north of I-20, exit 5**  
**List price: \$925,000**

*Offered for Sale Exclusively by*  
**Commercial Realty Services of West Georgia**  
**Mike Patterson, CCIM**  
**770-301-1886**      [ebroker@msn.com](mailto:ebroker@msn.com)  
[www.westgeorgiacommercial.com](http://www.westgeorgiacommercial.com)





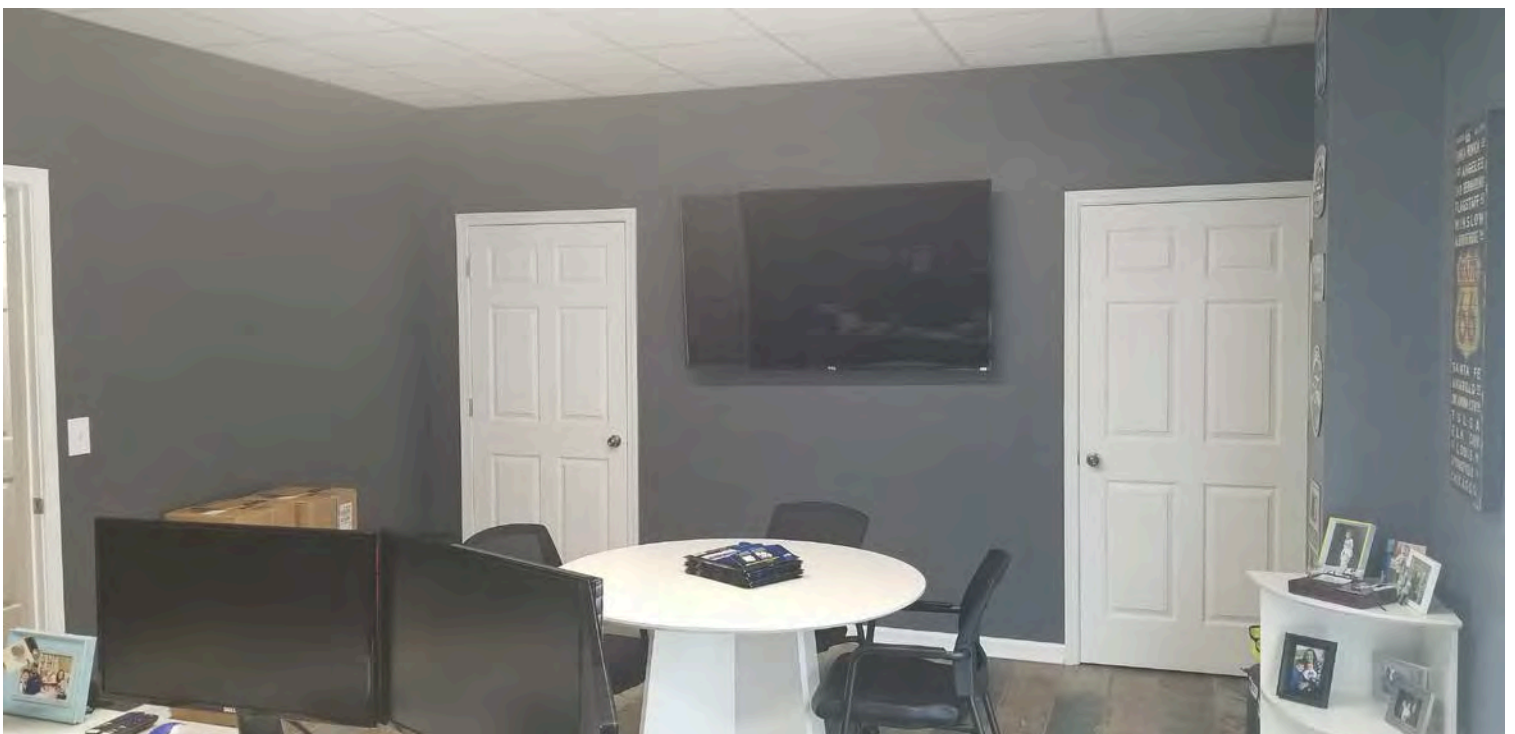


**New floor coverings throughout office  
New high efficiency, LED lighting throughout the building**

## Two Executive Office Suites



**Corner office south with private bath**



**Corner office north with private bath**



# Warehouse with reinforced mezzanine storage



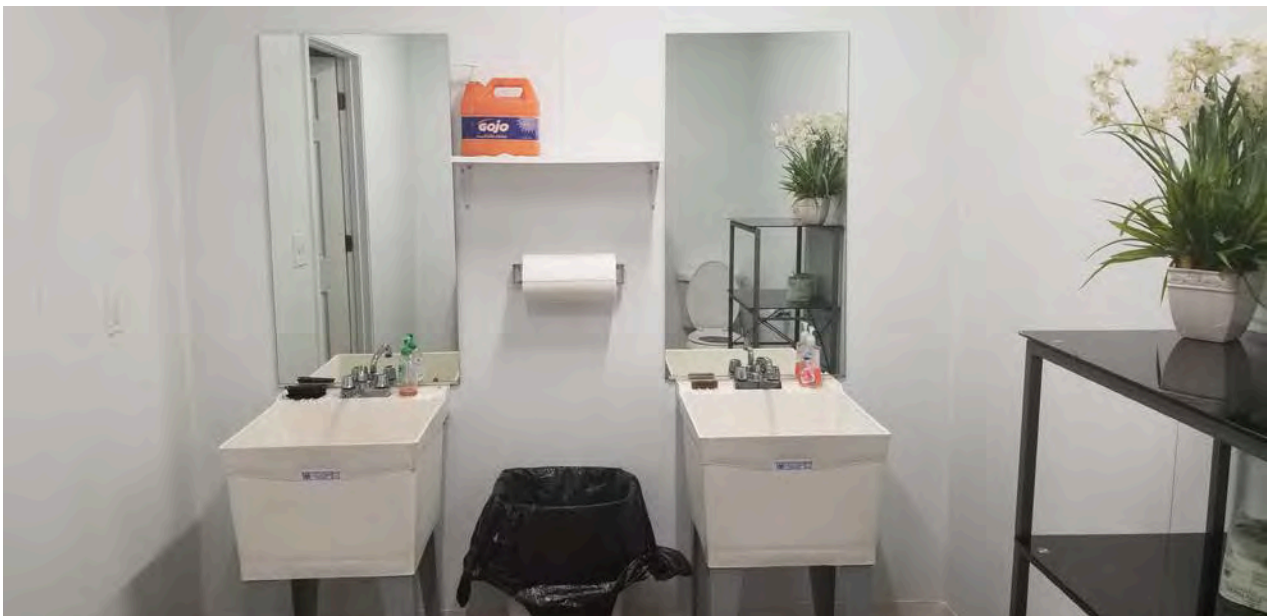




**Fully equipped kitchen/break area**



**General offices, 6 typical**



**Shop bath, fully refurbished**