

FOR SALE OR LEASE

Prime Downtown Adairsville Building

(20,400 square feet)

105 Railroad Street | Adairsville, GA | 30103

BULL REALTY, INC.

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Great opportunity to locate your antique furniture, collector car showroom, or other business in this approximately 20,400 sq ft freestanding building across from the Adairsville downtown shopping district. The building could easily be subdivided into 15,000 sq ft and 5,400 sq ft. This concrete block building features two drive-in doors, one dock-high door and charming exposed wood ceiling trusses. The building enjoys retail type visibility with its prime location just across from the downtown Adairsville retail district. The approximately 32,670 sq ft corner site offers visibility, frontage and curb cuts on Railroad Street and College Street. The building is just minutes off I-75 and is exactly 60 miles from Midtown Atlanta. The building is in a very good area, is fully sprinkled, fully heated, has 3-phase 120-480 Volt/ 200 Amp power and a security system. The office space is currently about 500 sq ft. The ceiling heights are approximately 10 feet high, and feel much higher as there are open wood ceiling trusses. Rate includes base year taxes & insurance!

Offered for sale at \$249,000 or for lease at \$1.18 per square foot.



105 Railroad Street Adairsville, Georgia 30103

Location/ County	Downtown Adairsville/ Bartow County
Property Type (current)	Commercial/ Industrial
Parcel Size	Approximately 0.753 acres
Improvement Size	Approximately 20,400 sq ft
Zoning	Industrial - General
Street Frontage	Railroad Street - approximately 110 feet
Cross Street	College Street - approximately 150 feet
Construction Type	Concrete block
Foundation	Concrete floors
Number of Stories	1
Roof Type	Pitched metal roof
Ceiling Heights	10 feet clear below rafters
Column Spacing	Varies (largest clear area is 50' x 150')
Truck Doors	One (1) Dock high Two (2) Drive-in
Sprinkler System	Wet system
Fire Hydrant	At building
Gas Main	2' Main <i>provider: City of Adairsville</i>
Water Main	6' Main <i>provider: City of Adairsville</i>
Sewer Main	8' Main <i>provider: City of Adairsville</i>
Electrical Service	3 phase 120-480 Volt/ 200 Amp <i>provider: Georgia Power Co.</i>
Office Area	Approximately 900 sq ft, <i>includes 2 half-baths</i>
Distance to Public Square	Approximately 300'
Visible from Public Square	YES
Lease rate per square foot	\$1.18
Purchase price: (possible owner financing)	\$249,000



Only 60 miles from Midtown Atlanta
 Directions:
 1) Go North on I-75
 2) Take Exit 306
 3) Turn LEFT onto GA-401 towards Adairsville
 4) Turn LEFT onto Old GA-41
 5) Old GA-41 become Main Street
 6) Turn RIGHT onto Chestnut Street
 7) Turn RIGHT onto Railroad Street
 8) Property is located at the corner of Railroad Street & College Street, across from high school





