



LIGHT INDUSTRIAL LAND

2066 LEROY ANDERSON ROAD

MONROE, GEORGIA 30655

FOR SALE

CONCEPTUAL BUILDING RENDERING



2066 LEROY ANDERSON ROAD

MONROE, GA 30655 | ± 0.80 AC | I-1 ZONING

± 0.80 AC

SITE AREA

I-1 (Light Industrial)

WALTON COUNTY ZONING

$\pm 3,200$ SF

PLANNED BUILDING

ALL

UTILITIES TO SITE

PROPERTY HIGHLIGHTS

- ± 0.80 -acre light industrial site
- I-1 zoning in Walton County
- All utilities available to the site
- Fully engineered with $\pm 3,200$ SF building plans in hand
- Cleared site with level topography
- Off-site master detention
- Industrial outdoor storage allowed
- Convenient access to Hwy 11, I-20, Downtown Monroe and the new Monroe Bypass

SITE POSITIONING



SALES CONTACT

Jeremy Dupree, SIOR

770.633.5312

jdupree@COREcommercialinc.com

www.COREcommercialinc.com

Every effort has been made to provide accurate information, but no liability is assumed for omissions and errors.



CONCEPTUAL SITE PLAN

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SITE PLAN | CONCEPTUAL LAYOUT

Engineered concept for a $\pm 3,200$ SF industrial building on ± 0.80 acres.

± 0.80 AC

SITE AREA

40' x 80'

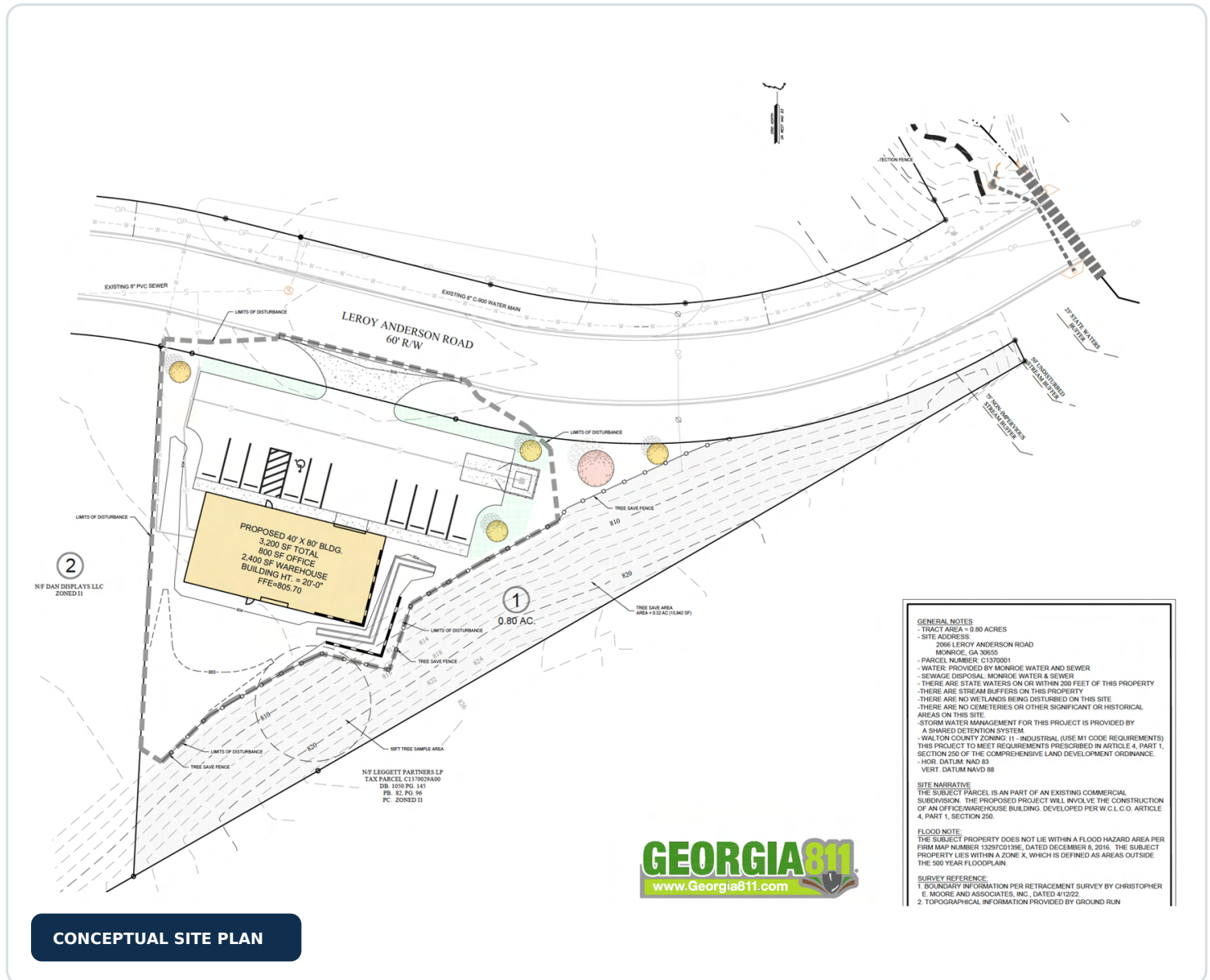
BUILDING FOOTPRINT

$\pm 3,200$ SF

PLANNED BUILDING

I-1

ZONING



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PROPOSED BUILDING PLAN

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BUILDING PLAN | FLOOR PLAN & ELEVATION

Conceptual building documents included with the engineered site package.

40' x 80'

BUILDING DIMENSIONS

±3,200 SF

TOTAL BUILDING AREA

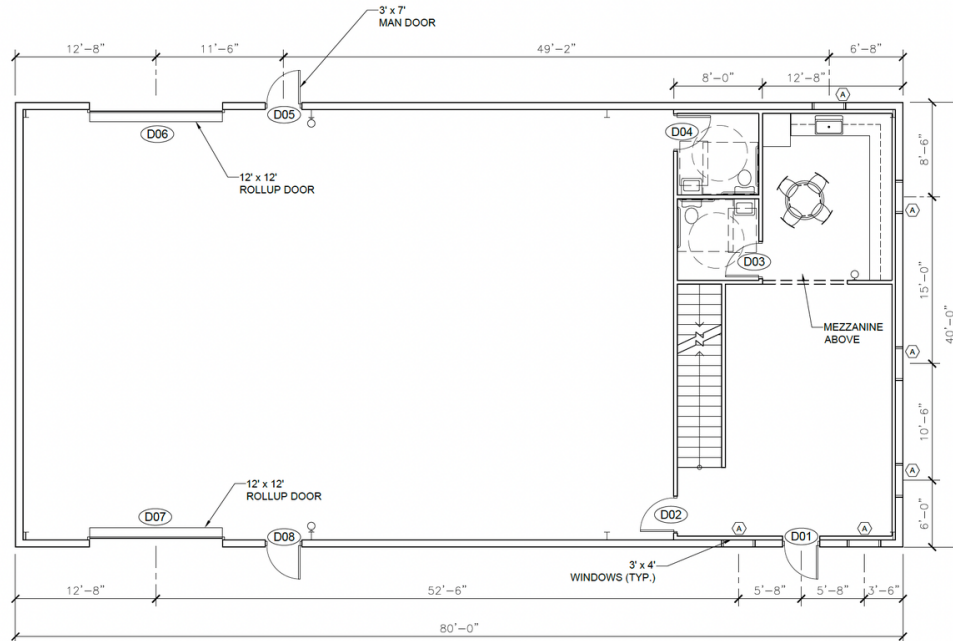
12' x 12'

ROLL-UP DOORS

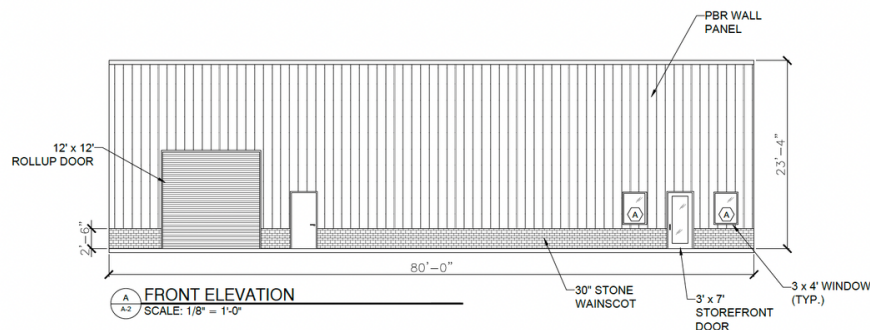
20'

CLEAR HEIGHT

PROPOSED FLOOR PLAN



FRONT ELEVATION



Conceptual plans and renderings are for illustrative purposes and are subject to approval and change.

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