

For Sale or Lease

**US Can Building and Complex
Stoffel Dr.
Tallapoosa, Georgia**

- **250,000+/- sf on 18 acres with active rail spur**
- **Heavy Industrial zoning**
- **All city utilities**
- **Dedicated electrical substation on site**
- **10,000 sf office space**
- **50,000 sf leased to Stoffel Seal Corp. (\$1.60/sf NN)**
- **125,000 sf of 24' clear warehouse space**
- **115,000 sf of 12-14' manufacturing space**
- **Full coverage fire protection sprinklers**
- **Located 48 miles west of Atlanta**
- **4 miles north of Interstate 20, exit 5**
- **Excellent condition, good roof**
- **Outside storage and expansion space**
- **Will divide and lease as required or sell for \$5M**

Contact

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