

398,630 SF

251 Coats Dr.

ROSE LANE – COATS AMERICAN BUILDING

TOCCOA, GEORGIA

YEAR BUILT: 1952



SIZE & STRUCTURE

SF Total: 398,630

Office space: 8,000 s.f.

Total Acres: 30+-

Ceiling Height: 16' - 28'

Truck Dock Doors: 12

Drive-in doors: 2

Construction Type: Masonry

Column spacing: 20 x 40

HIGHWAYS

GA 17: Within 1 mile of site

I-85: within 15 miles of site

AIRPORTS

International: Atlanta/Hartsfield, 91.3 mi.

Commercial: Greenville-Spartanburg, 63.3 mi.

Public: R. G. LeTourneau Field, 6.9 mi.

SEA PORT

Charleston, SC 276.6 mi

Savannah, GA 207 miles

LOCATION

Athens: 40 mi. south/ Atlanta: 85 mi. southwest

INTERMODAL SERVICE

Atlanta, GA: 84.7 mi.

SPECIAL FEATURES

- Additional acreage available
- Peaver Brooks Boiler

BARGE SERVICE

Chattanooga, TN: 124.9 mi.

ENVIRONMENT

Alone or in Business Park: Alone

Police / Fire: City of Toccoa

PRESENTED BY



UTILITIES

Water / Gas: City of Toccoa

Sewer: Treatment plant on-site

Electricity: Georgia Power Company

CONTACT: TIM MARTIN

STEPHENS CO. DEVELOPMENT AUTHORITY

PHONE: 706-886-4242 / FAX: 706-886-0010

EMAIL: TIM@SCDA.BIZ

RAILROADS

Hartwell RR