




Beautiful location for a great opportunity.



- Calhoun Commerce Center is a 82-acre development on Hwy. 41 just south of Calhoun, GA
- 1 hour north of Atlanta and 45 minutes south of Chattanooga
- Quick and easy access to I-75 via Hwy. 41 in Gordon County
- Less than a 1 mile from Tom B. David Field airport
- 110,880 SF completed with pad sites for 432,560 SF planned of light industrial build-to-suits for sale or lease. An additional 44.5 acres are rough graded to accommodate up to 1,000,000 SF.

**Calhoun
Commerce Center**
2633 Highway 41 • Calhoun, GA 30701

Click for more information

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TAYLOR&MATHIS
www.TaylorMathis.com

Contact: Walker Wellford • Taylor & Mathis • 245 TownPark Drive • Suite 575 • Atlanta, GA 30144
770-795-1330 • Fax: 770-420-1372 • email: WWellford@TaylorMathis.com



Building 100 – 110,880 SF Available



- Divisible to 60,000 SF
- Expandable to 240,000 SF
- 360' deep x 308' wide
- 25' clear height at eaves; 32' at center
- 28' x 60' column spacing
- 12 – 9' x 10' dock doors with seals & edge-of-dock levelers
- 12' x 14' ramped drive in door
- 160' truck court
- Trailer parking available
- Precast tilt & metal construction with standing seam roof
- Fully sprinklered – .3/2,000 SF
- 6" slab sealed with Euclid Res Seal
- 6 skylights per bay
- 400 amp 480 volt 3-phase power
- T5 high bay lights
- Utilities: NGAEMC/GA power; GA Natural Gas; city water & sewer; AT&T telecommunications

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