



**THE VANGUARD BUILDING**  
**(FORMERLY SOUTHERN MFG.)**  
**560 GOLF COURSE RD.**  
**TALLAPOOSA, GA.**

- **50,000 SQ.FT.HEAVY INDUSTRIAL**
- **MASONRY AND STEEL CONSTRUCTION**
- **20 FT CLEAR**
- **3 DOCK HIGH DOORS**
- **2 DRIVE IN DOORS**
- **6+ ACRE LOT WITH OUTSIDE STORAGE**
- **\$1.44/SF LEASE RATE 1<sup>ST</sup> YR., NN**
- **1,000 SQ FT OFFICE**
- **HEAVY POWER**
- **BUILDING IN GOOD CONDITION (12 YEARS OLD)**
- **IMMACULATE INSIDE AND OUT**
- **AVAILABLE IMMEDIATELY**
- **RENT CONCESSIONS WITH 3+ YEAR LEASE**

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