



**R&B Steel
Industrial Site
Tallapoosa, GA**

**Priced to Sell !
\$575,000**



- ▶ 20,450 sq ft under roof
- ▶ 8,500 sq ft manufacturing space w/22' clear
- ▶ 1,200 sq ft office on main level
- ▶ 543 ft frontage on GA Highway 100
- ▶ 5.04 acres graded flat for storage or expansion
- ▶ Overhead crane supports in place (no rails)
- ▶ 47 mi west of I-285 / 80 mi east of Birmingham
- ▶ 1,500 sq ft office (four office, reception area and 30'x16' conference room)
- ▶ 3 phase heavy power
- ▶ 10,450 ft warehouse w/22' clear
- ▶ Main level plant & warehouse 36,800 sq ft
- ▶ 400 ft frontage on paved county road
- ▶ 1 dock high – several drive-in doors
- ▶ 1 mile south of Tallapoosa
- ▶ ½ mile from new bypass



**Marketed Exclusively by:
Mike Patterson, CCIM**

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