

365 Patterson Ave Building

Fort Oglethorpe, GA

Site Access

- ▲ 0.2 miles to Georgia Hwy 2 (Battlefield Parkway – 6 lane)
- ▲ 6 miles to Interstate 75 N
- ▲ Within 110 miles of Atlanta/Hartsfield International Airport
- ▲ Within 10 miles of Chattanooga/Lovell Field Commercial Airport
- ▲ Within 23 miles of LaFayette Barwick Airport with a 5412-foot runway
- ▲ 723,123 people within a 30-mile radius
- ▲ Located at the top of the ABC triangle formed by the cities of Atlanta, Birmingham and Chattanooga
- ▲ Within 35 miles of 3 community colleges



Site Attributes

- ▲ 194,427 total square feet
- ▲ 2,500 square feet – office space
- ▲ Ceiling height is 20' clear
- ▲ 10 dock doors
- ▲ 10 total acres
- ▲ Water & sewer service provided by City of Fort Oglethorpe
- ▲ Natural gas service provided by Atlanta Gas Light
- ▲ Electricity provided by North Georgia Electric Membership Corp.- 3 pad mounted transformers (1-1,500 KVA supplying one 2,000 AMP switchgear; 1-4,000 KVA supplying one 4,000 AMP switchgear; 1-3,750 KVA supplying two 2,000 AMP Square D) switchgears)
- ▲ Asking price \$1,750,000.00
- ▲ Lease rate \$1.75 PSF NNN



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Population: SRC DemographicsNow 2009