

➤ 23,800 SF Flex Industrial Facility | Available for Lease

# 115 Hickory Springs Industrial

Holly Springs, GA 30115



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## ➤ Property Overview | [Click Here to View Property Video](#)

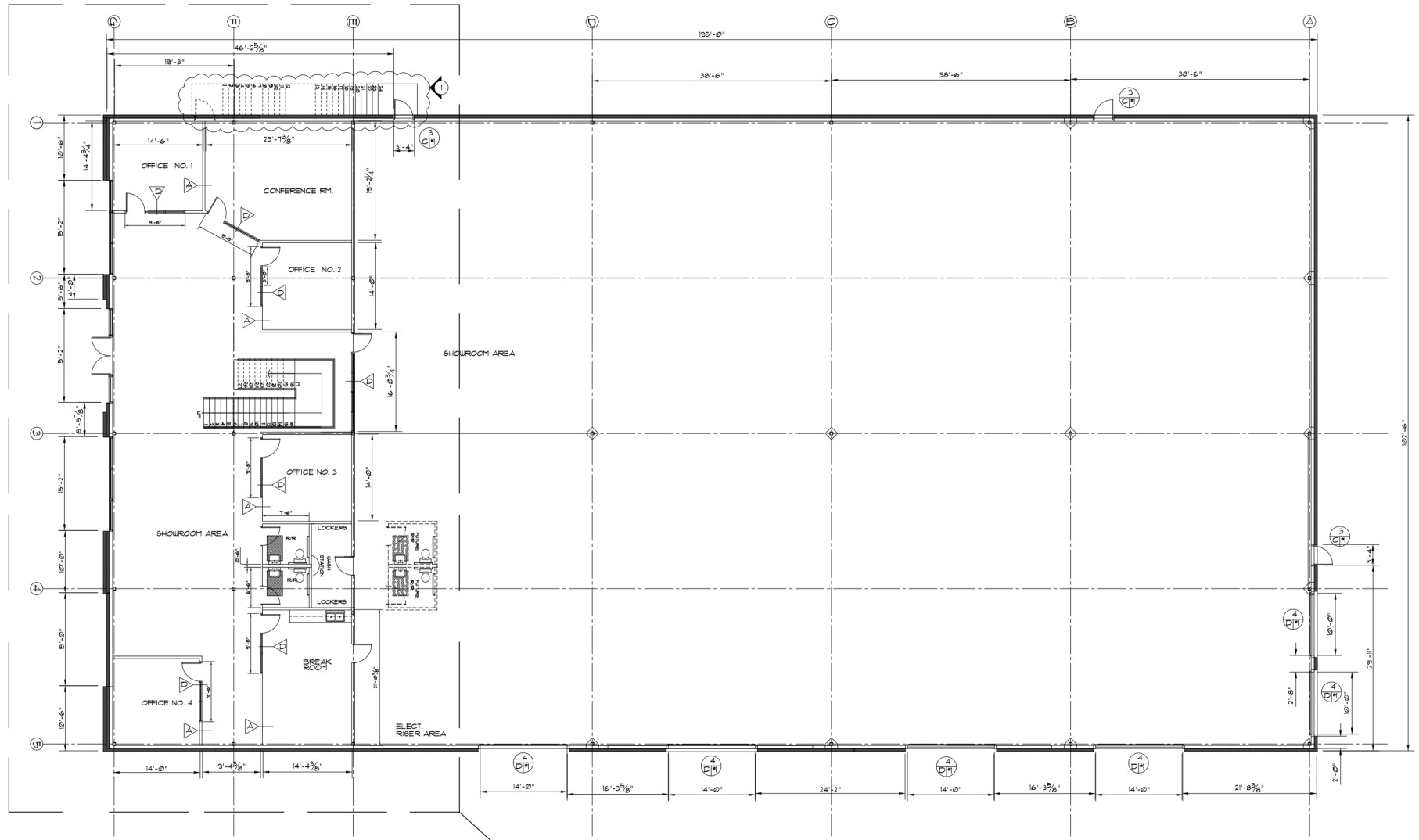
**115 Hickory Springs Industrial** is a well-located 23,800 SF flex industrial facility in the heart of the growing Woodstock submarket. Featuring a strong office-to-warehouse ratio, functional layout, and proximity to major transportation routes, the property is ideal for light manufacturing, R&D, or service operations. **Tenants may also benefit from a two-year property tax abatement, offering meaningful savings and added value.**

### PROPERTY SPECIFICATIONS

Submarket	Woodstock, GA	Building Size	±23,800 SF	Clear Height	26'
Lot Size	2 AC	Warehouse Size	±16,200 SF	Dock High Doors	2 (10'x12')
Year Built	2025	Office Size	±7,600 SF	Drive-In Doors	4 (14'x14')
Zoning	LI		1 <sup>st</sup> floor: ±3,800 SF 2 <sup>nd</sup> floor: ±3,800 SF	Power	3-Phase



# ➤ First Floor Site Plan | 115 Hickory Springs Industrial

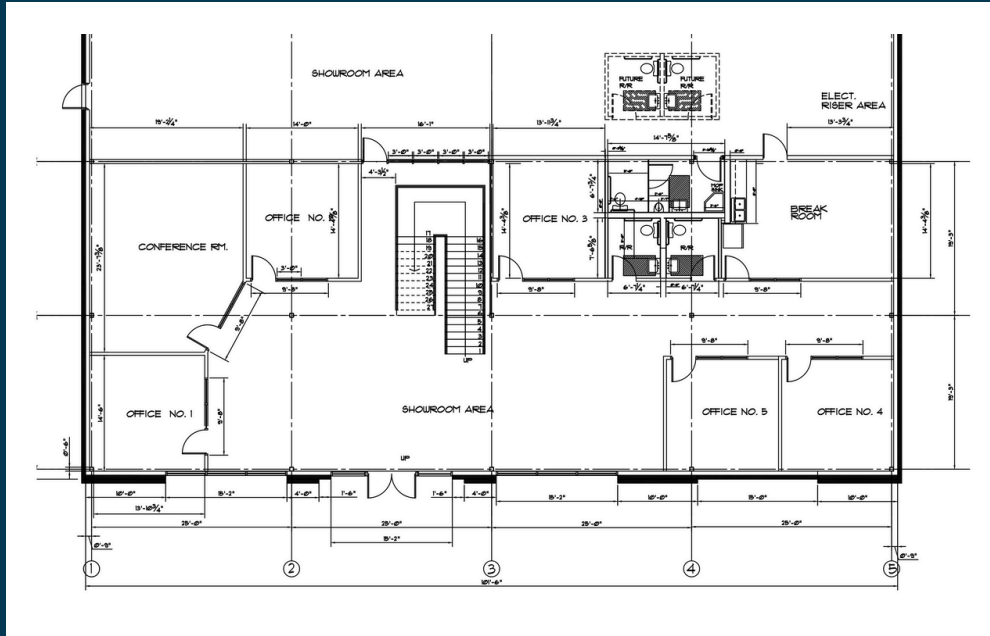


 WAREHOUSE  
**±16,200 SF**

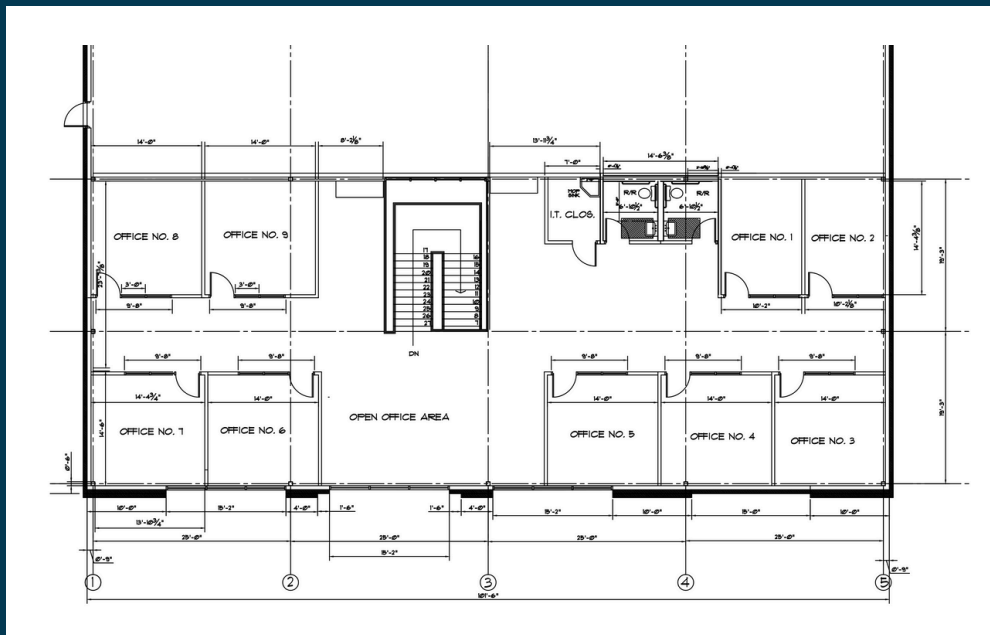
 1<sup>st</sup> FLOOR OFFICE  
**±3,800 SF**



# ➤ Office Site Plans | 115 Hickory Springs Industrial



## 1<sup>st</sup> Floor Office | ±3,800 SF

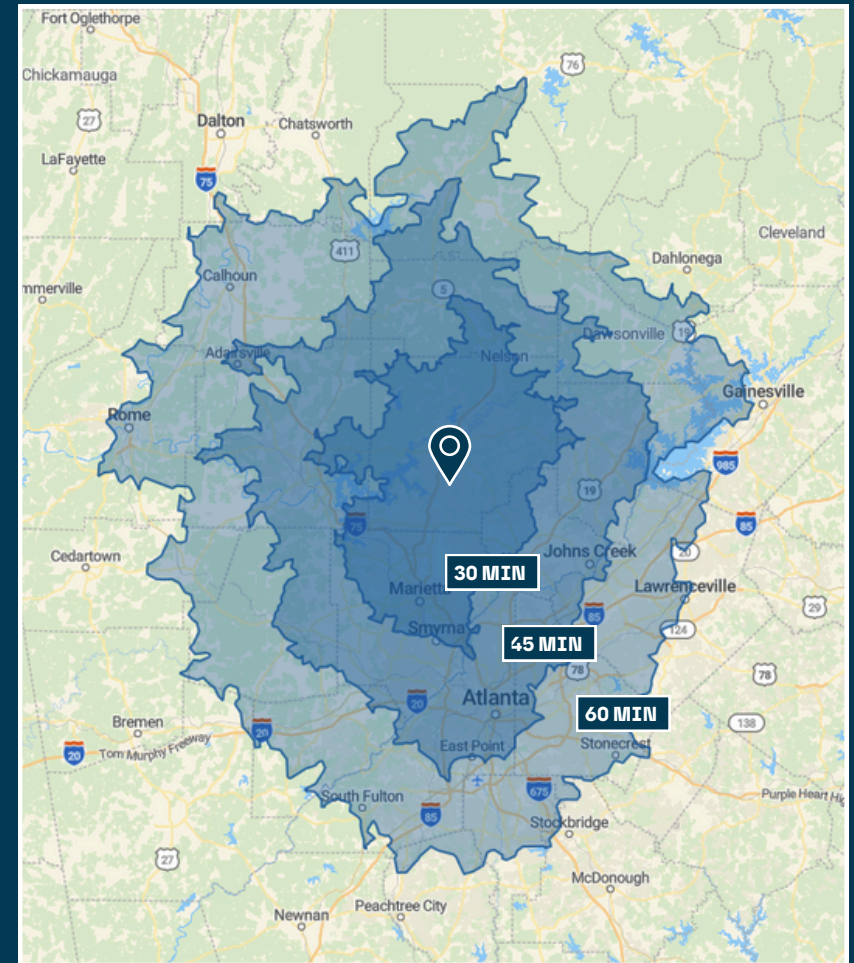
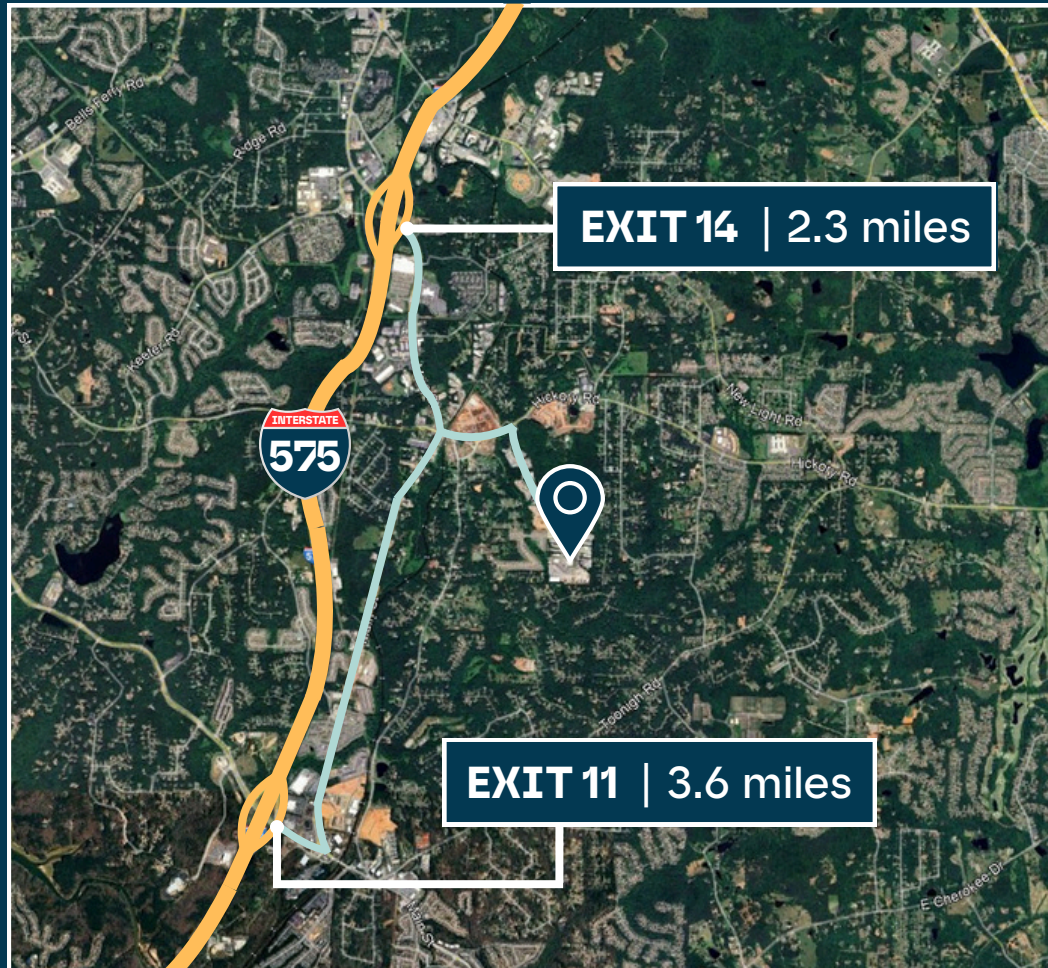


## 2<sup>nd</sup> Floor Office | ±3,800 SF





# ➤ Location Overview | 115 Hickory Springs Industrial



## KEY DISTANCES

### ➤ INTERSTATES

Interstate 575 ..... 2.3 miles  
Interstate 75 ..... 12 miles  
Interstate 285 ..... 31 miles

### ➤ AIRPORTS

Hartsfield-Jackson ATL ... 44 miles

### ➤ CITIES

Woodstock, GA ..... 6 miles  
Atlanta, GA ..... 37 miles

### ➤ INTERMODALS

Norfolk Southern Austell ... 29 miles  
CSX Fairburn ..... 43 miles

### ➤ PORTS

Port of Savannah ..... 276 miles

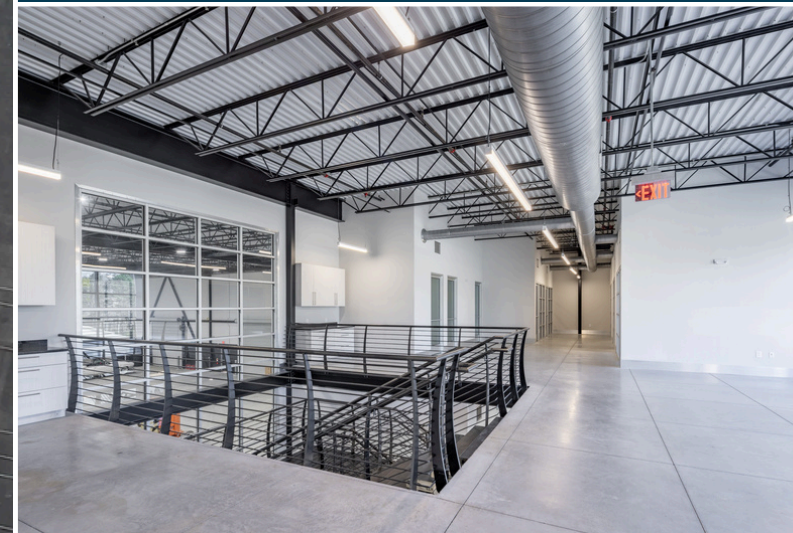


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### TWO-YEAR PROPERTY TAX ABATEMENT

Qualified tenants will benefit from a local two-year property tax abatement, providing meaningful savings and enhancing operational efficiency.



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