

FOR SALE



PARTIAL SALE/LEASEBACK OPPORTUNITY
105-205 SILO LN. LAVONIA, GA 30553
65,000 SF INDUSTRIAL WAREHOUSE ON 4.6 ACRES
\$4,150,000



EXECUTIVE SUMMARY

105 - 205 Silo Lane offers a total of $\pm 65,000$ SF of industrial space on 4.64 acres in Lavonia, Georgia, strategically located along I-85 near the South Carolina border. The two buildings are 23,355 SF and 40,000 SF respectively, with clear heights up to 25', dock-high and drive-in loading doors, 3-phase/440V power, skylights, and outdoor storage areas. The property is zoned Heavy Industrial (H-I) and is fully sprinklered making it ideal for manufacturing, distribution, and logistics uses.

Lavonia is a growing industrial hub with access to a skilled workforce and proximity to major manufacturing and logistics corridors in Greenville-Spartanburg and Atlanta. This property presents a compelling opportunity for investors or owner-users seeking functional industrial space with strong connectivity, immediate income, and long-term growth potential.

An excellent income-producing opportunity, this property offers flexibility for investors or owner-users. Building 105 is leased to a corporate tenant through 2027, providing \$100,000 in base rent per year, while Building 205 is currently vacant and available for lease.

Building 105

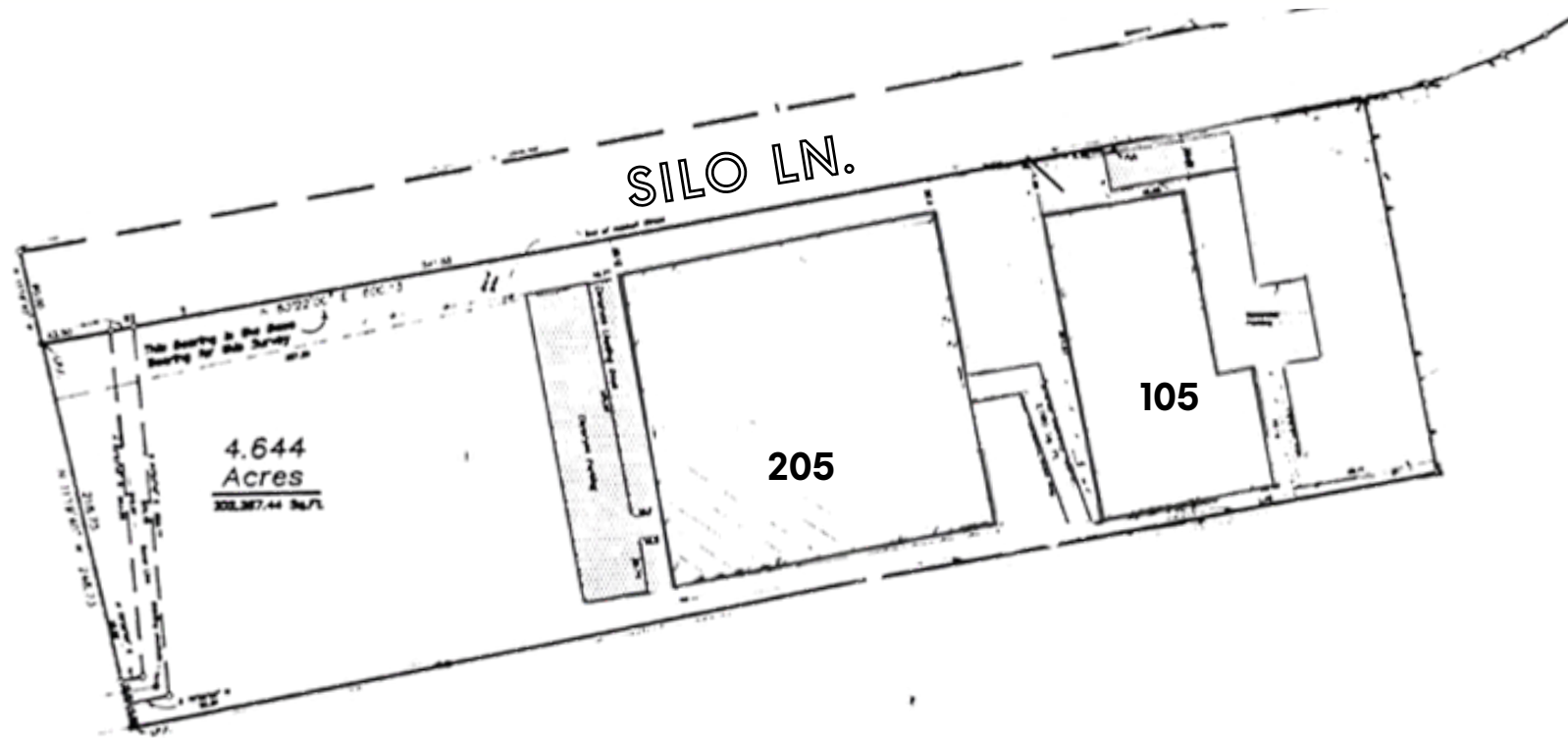
- $\pm 23,355$ SF +)
- .45 acres
- Built 1960
- Zoned Heavy Industrial (H-I)
- Clear height 10'-12"
- 3 drive-in doors
- Leased through 12/2027
 - \$100,000 annual rent
 - Gross Lease

Building 205

- $\pm 40,000$ SF
- 1.2 acres
- Built 1983
- Zoned Heavy Industrial (H-I)
- Clear height 25'
- 3-phase / 440-volt power
- Fully sprinklered
- Reinforced concrete foundation
- 3 dock high doors
- **VACANT**







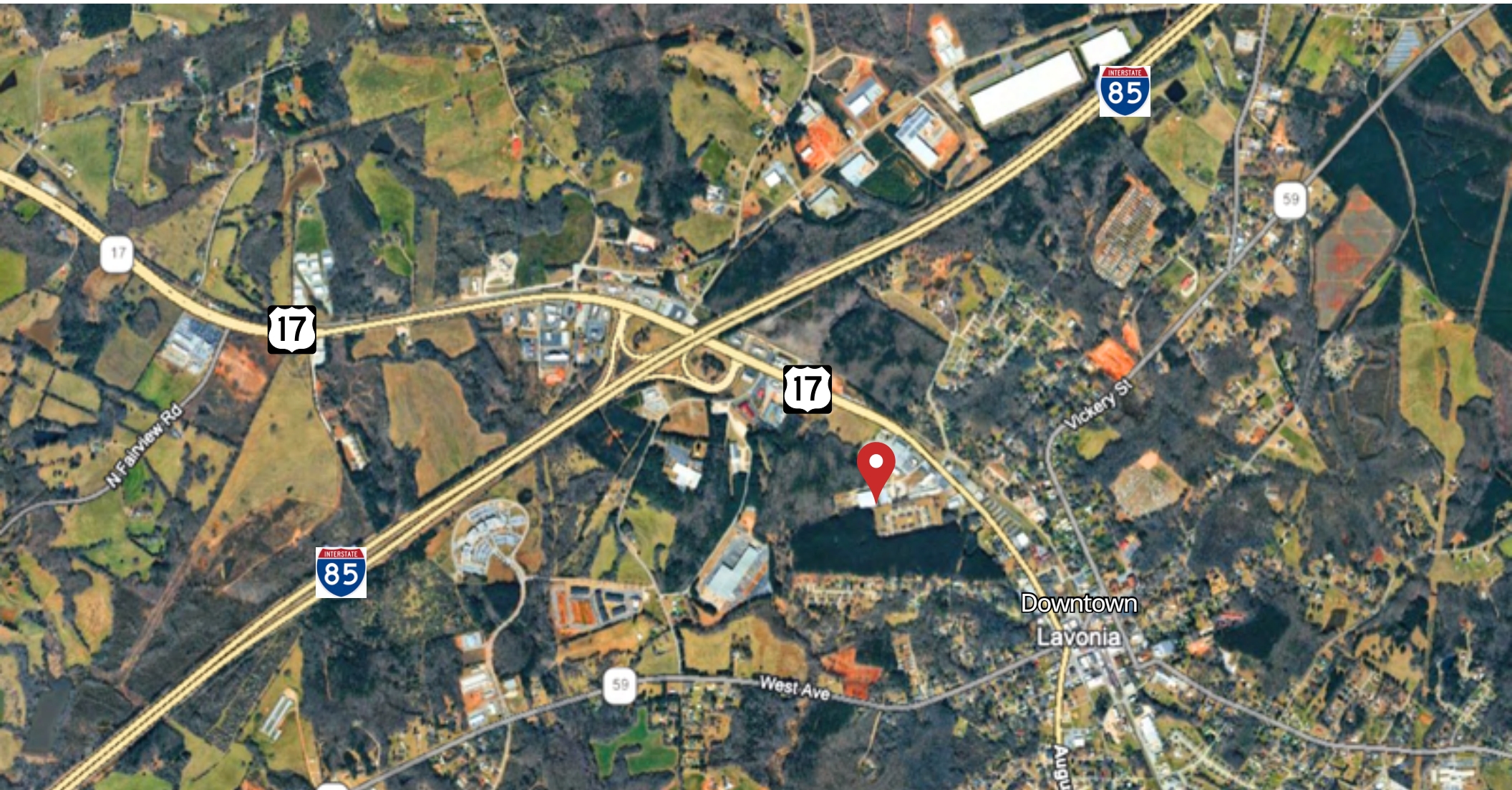
BUILDING FEATURES:

- Foundation: Reinforced concrete
- Frame: Prefabricated steel frame construction/clear span (Bldg 2 is CMB)
- Exterior Walls: Metal Panels (Bldg 2 is CMB)
- Interior Walls: Sheetrock/paneling in office (Bldg 2 is CMB)
- Roof: Pre-fab metal panel (Bldg 2 is composite)
- Ceiling: Acoustical tile in office; exposed steel framing/metal decking in warehouse
- HVAC: Central in office area
- Exterior Lighting: Mercury Vapor fixtures
- Interior Lighting: Fluorescent fixtures (office); Suspended metal halide, T-5, T-8 fixtures, rail
- Flooring: Carpet/concrete in office area; sealed concrete in warehouse

LOCATION

105 Silo Lane is strategically situated just minutes from downtown Lavonia, providing convenient access to local amenities while remaining well-positioned for industrial operations. The property lies directly along Interstate 85, offering seamless regional connectivity to Greenville, Spartanburg, and Atlanta.

The surrounding area hosts a growing base of major employers across manufacturing, distribution, and logistics sectors, making it an ideal location for businesses seeking access to a skilled workforce and robust supply chain networks. This location combines the benefits of a small-town industrial hub with excellent transportation infrastructure, supporting both operational efficiency and long-term growth potential.



1091 FOUNDERS BLVD., SUITE B, ATHENS, GA

LOCATION

105 Silo Lane is located within minutes of a variety of restaurants, hotels, and everyday services that support employees and visitors alike. Nearby amenities include lodging such as Days Inn & Quality Inn, national franchises like McDonald's, Cracker Barrel, Taco Bell, Longhorn Steakhouse, and quick access to healthcare at St. Mary's Sacred Heart Hospital.

This convenient setting offers strong transportation access and nearby amenities that support both industrial operations and workforce needs.



GALLERY



TAX INCENTIVES

TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
1	\$4000	2	100% OF TAX LIABILITY-EXCESS WITHOLDING UP TO \$3500/JOB	10 YEARS
2	\$3000	10	50% OF TAX LIABILITY	10 YEARS
3	\$1750	15	50% OF TAX LIABILITY	10 YEARS
4	\$1250	25	50% OF TAX LIABILITY	10 YEARS

SPECIAL ZONE	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
1	\$3500	2	100% OF TAX LIABILITY-EXCESS WITHOLDING UP TO \$3500/JOB	10 YEARS
4	\$3500	5	100% OF TAX LIABILITY-EXCESS WITHOLDING UP TO \$3500/JOB	10 YEARS

To confirm incentives, please call 404.962.4840.

DEMOGRAPHICS

KEY FACTS

10,195

Population

42.1

Median Age

2.5

Average Household Size

\$60,422

Median Household Income

3,041

2023 Owner Occupied Housing Units (Esri)

1,047

2023 Renter Occupied Housing Units (Esri)

HOUSING STATS



\$221,413

Median Home Value



1,047

2025 Renter Occupied HUs



3,041

2025 Owner Occupied HUs

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	12.7%	-1.2%	
\$15,000 - \$24,999	10.1%	+1.1%	
\$25,000 - \$34,999	7.9%	+0.9%	
\$35,000 - \$49,999	11.1%	-0.9%	
\$50,000 - \$74,999	19.8%	+1.6%	
\$75,000 - \$99,999	12.4%	-0.3%	
\$100,000 - \$149,999	13.8%	+0.3%	
\$150,000 - \$199,999	7.6%	-0.5%	
\$200,000+	4.7%	-0.9%	

Bars show deviation from Franklin County

BUSINESS



391

2026 Total Businesses (NAICS)



4,187

2026 Total Employees (NAICS)

Variables	5 miles	ZIP Codes 30553 (Lavonia)	Counties Franklin County	States Georgia
2025 Total Population	10,195	8,826	25,564	11,442,513
2025 Household Population	10,143	8,826	24,767	11,188,599
2025 Family Population	8,180	7,119	20,334	9,096,120
2030 Total Population	10,772	9,342	26,828	11,915,427
2030 Household Population	10,720	9,342	26,031	11,661,513

Variables	5 miles	ZIP Codes 30553 (Lavonia)	Counties Franklin County	States Georgia
2025 Per Capita Income	\$30,848	\$35,288	\$31,242	\$44,203
2025 Average Household Income	\$77,497	\$85,611	\$81,200	\$115,840
2025 Median Household Income	\$60,422	\$62,437	\$59,978	\$83,099
2030 Per Capita Income	\$34,857	\$40,188	\$35,230	\$50,398
2030 Median Household Income	\$66,601	\$69,555	\$67,433	\$97,401

Area Key Facts | 105 Silo Ln, Lavonia, Georgia, 30553 | Ring of 5 miles

Key Facts

10,195
Population

42.1
Median Age

2.5
Average Household
Size

5,830
2025 Working-Age
Population



1.7% ↑

Pop Growth Rate is 193.0%
higher than United States



1.6% ↑

Housing Units Growth Rate is 69% higher
than United States.

Business Environment



N/A

2025 Manufacturing Businesses
(SIC) (%)



1.3%

2025 Transportation/Warehouse
Bus (NAICS) (%)



7.2%

2025 Construction Businesses
(NAICS) (%)



16.6%

Services



30.8%

Trades/Skilled Labor

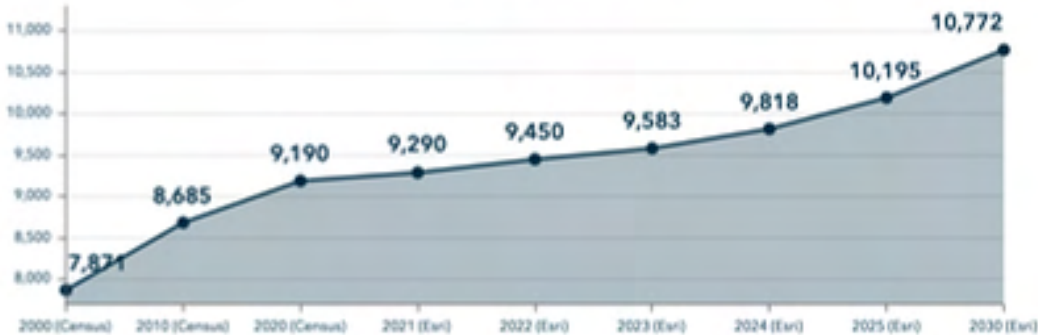


52.6%

Office Based

Laborforce Profile

Total Population



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), U.S. Census (2000, 2010, 2020). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has

Area Businesses w/Most Employees

Manufacturing, Transportation, Warehouse/Industrial

Company/Business Name	Business Category	Employee Count	Sales Volume
Fanello Industries, Inc	Headquarters	130	
Ritz Instrument Transformers	Independent	118	11,524,000
Wright Metal Products Crates	Headquarters	110	
Columbia Farms	Branch	100	27,172,000
Chick-fil-A	Branch	92	4,357,000
Columbia Farm Georgia LH	Independent	82	15,222,000
Ross Controls	Independent	60	8,406,000
Load Star	Independent	50	8,302,000
Latexco	Independent	50	14,413,000
Atlanta Rod & Manufacturing Co Inc	Independent	40	12,534,000

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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