

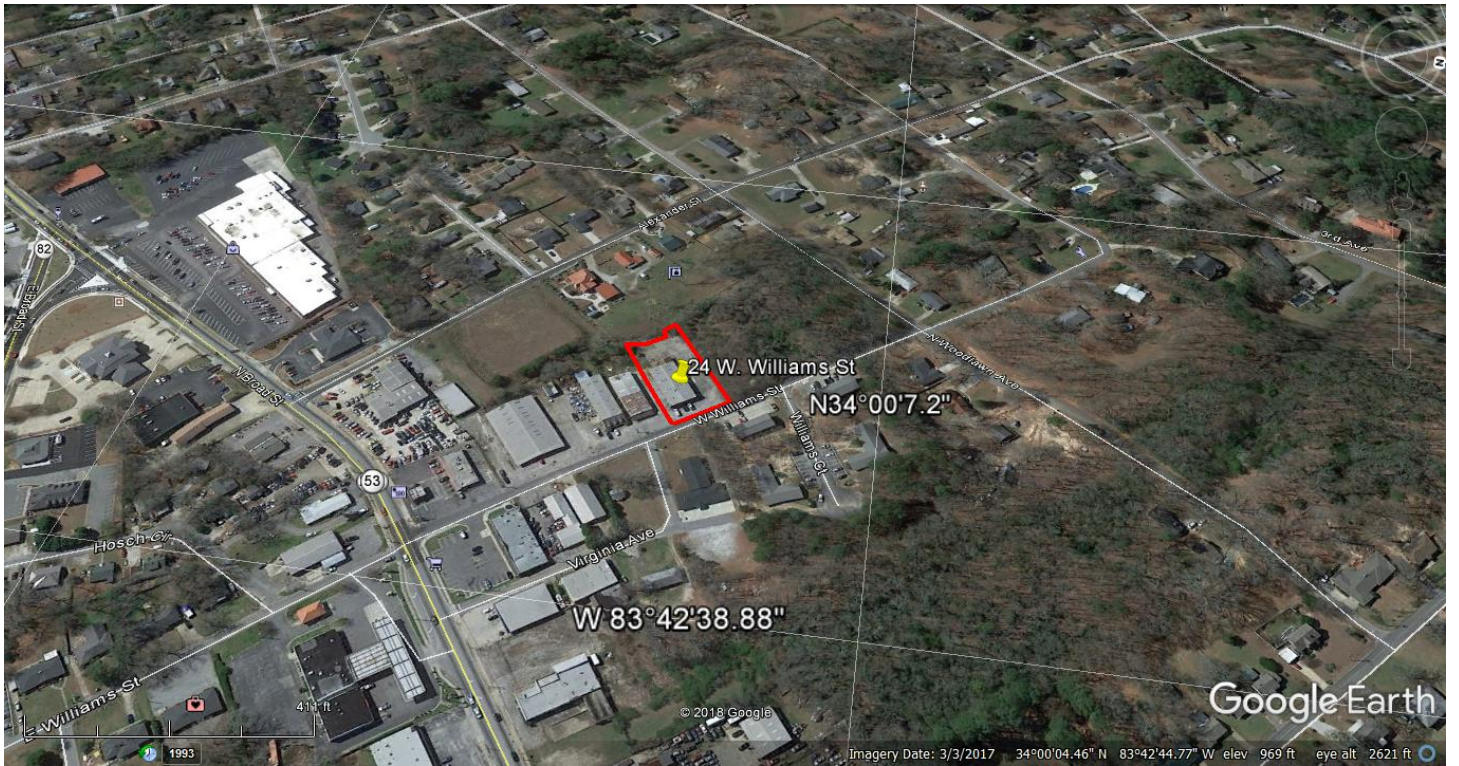


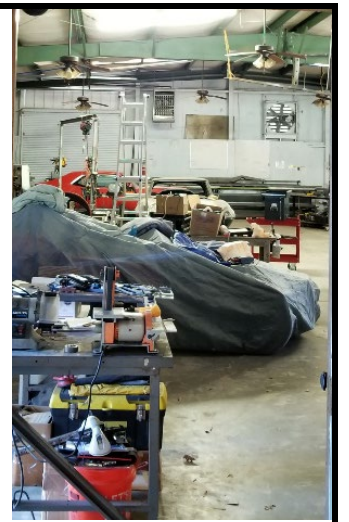
BERKSHIRE HATHAWAY
Georgia Properties
Commercial Division

PROPERTY SUMMARY

Location:	24 W. Williams Street Winder, Georgia, Barrow County
Building:	5,000 SF warehouse building <ul style="list-style-type: none">• 1,250 SF finished office space with 3,750 warehouse• 2 Offices, reception, showroom, and bathroom• 12 FT CH @ eaves (whse) & 8 FT CH (office)• Steel Frame construction with brick/glass front• Metal siding & metal roof• Concrete slab Foundation• 2 Grade level Drive-in doors• 2 Dock-High doors with loading dock• 3 Phase Power to the building
Lot Size:	.501 Total Acres
Zoning:	B-1 (City of Winder)
Permitted Uses:	Office/Whse, Craft Manufacturing, R&D, General retail, Office Use. Conditional use auto sales/dealers & auto repair/service.
Frontage:	114.19 FT paved frontage - W. Williams Street
Utilities:	Water/Sewer: City of Winder Power: GA Power (3 phase to building)
Description:	Industrial Service building with paved parking and outside storage. Features showroom, 2 offices, reception area, warehouse, 2 bathrooms, Office/showroom area 100% HVAC.
Price:	\$344,900 All.

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WILLIAMS STREET (paved) 50' R/W

