

2305 Varkel Way

Lithonia, Georgia 30058



16,800

SF

Total Building

2,500

SF

Office Buildout

1/3 AC

Fenced

Outside Storage

1,300

Amps

Heavy Power

3 + 3

Dock/Dr

Loading Doors

PURCHASE PRICE

\$1,995,000

\$118.95 per SF

ANNUAL LEASE RATE

\$9.50 / SF

NNN Lease Basis

PROPERTY HIGHLIGHTS

- New TPO Roof (2026)
- New Office Buildout
- New HVAC System
- New Warehouse Heaters
- Heavy Power – 1,300A
- (3) Dock High Loading Doors
- (3) Grade-Level Drive-Ins
- Fully Sprinklered
- Skylight System Throughout
- 1/3 Acre Fenced Outside Storage