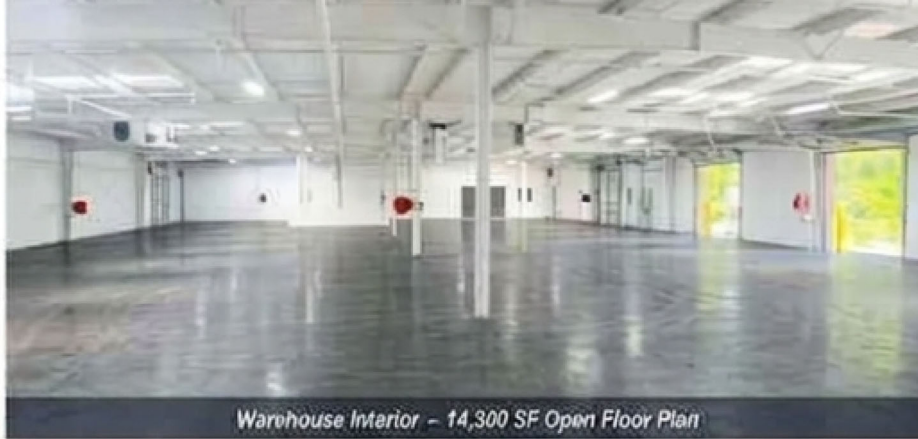
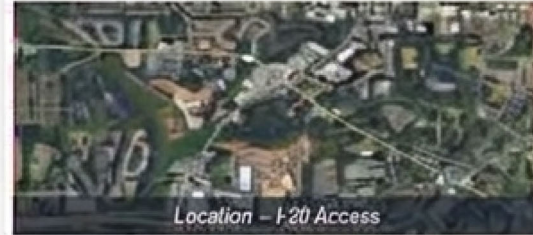




Warehouse Interior — 14,300 SF Open Floor Plan



Fenced Storage Yard



Location — I-20 Access

PROPERTY SPECIFICATIONS

SPECIFICATION	DETAILS
Property Type	Industrial / Flex Warehouse
Total Building SF	16,600 SF
Office SF	2,500 SF — New Buildout (2026)
Outside Storage	1/3 Acre — Fully Fenced
Electrical Service	1,300 Amps — Heavy Power
Dock-High Doors	(3) Dock-High Loading Doors
Drive-in Doors	(3) Grade-Level Drive-in Doors
Fire Protection	Fully Sprinklered
Natural Light	Skylight System Throughout
Roof	New TPO Roof (2026)
HVAC	New System — Full Building (2026)
Heating	New Warehouse Heaters (2028)
Zoning	Industrial — DeKalb County, GA

FINANCIAL SUMMARY

AVAILABLE FOR SALE OR LEASE — CONTACT BROKER FOR FULL DETAILS

\$1,995,000

PURCHASE PRICE — \$118.35 / SF

\$9.50 / SF

ANNUAL LEASE RATE — NNN

INVESTMENT HIGHLIGHTS

- 1 **Turnkey Ready 2026**
Fully renovated — new roof, HVAC, office and heaters.
- 2 **Flexible Loading**
- 3 **Rare Heavy Power**
1,300-amp service ideal for manufacturing, data center, or heavy distribution users.
- 4 **Secured Outdoor Yard**