

FOR SALE | LEASE

# 5383 TRUMAN DRIVE

DECATUR, GA 30035

## TEASER RATE

Year 1 - \$3.00 / SF NNN

Year 2 - \$4.00 / SF NNN

Year 3 - \$5.00 / SF NNN

SINGLE-TENANT 60,800 SF WAREHOUSE



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# Property Highlights

## BUILDING SIZE

60,800 total building  
- 12,032 SF office (can be reduced)  
- 3,200 SF mezzanine

## COLUMN SPACING

39.41' W x 40' D

## LOADING

1 (12' x 14') oversized DI door  
8 (8' x 10') dock high doors  
3 edge-of-dock levelers

## CEILING HEIGHT

18' clear height

## PARKING

44 auto parking spaces  
100' deep truck court

## SPRINKLER

Fully sprinkled

### \* TEASER RATE

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Year 2- \$4.00 / SF NNN  
Year 3 - \$5.00 / SF NNN



**TOUR THIS  
PROPERTY  
VIRTUALLY!**



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# Property Specs

- Property Summary
- Property Specifications
- Location Highlights



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# Location Highlights

Location Highlights

Property Specifications

Property Summary

## KEY DISTANCES



5383 Truman Drive



1.3 miles (via Panola Rd)



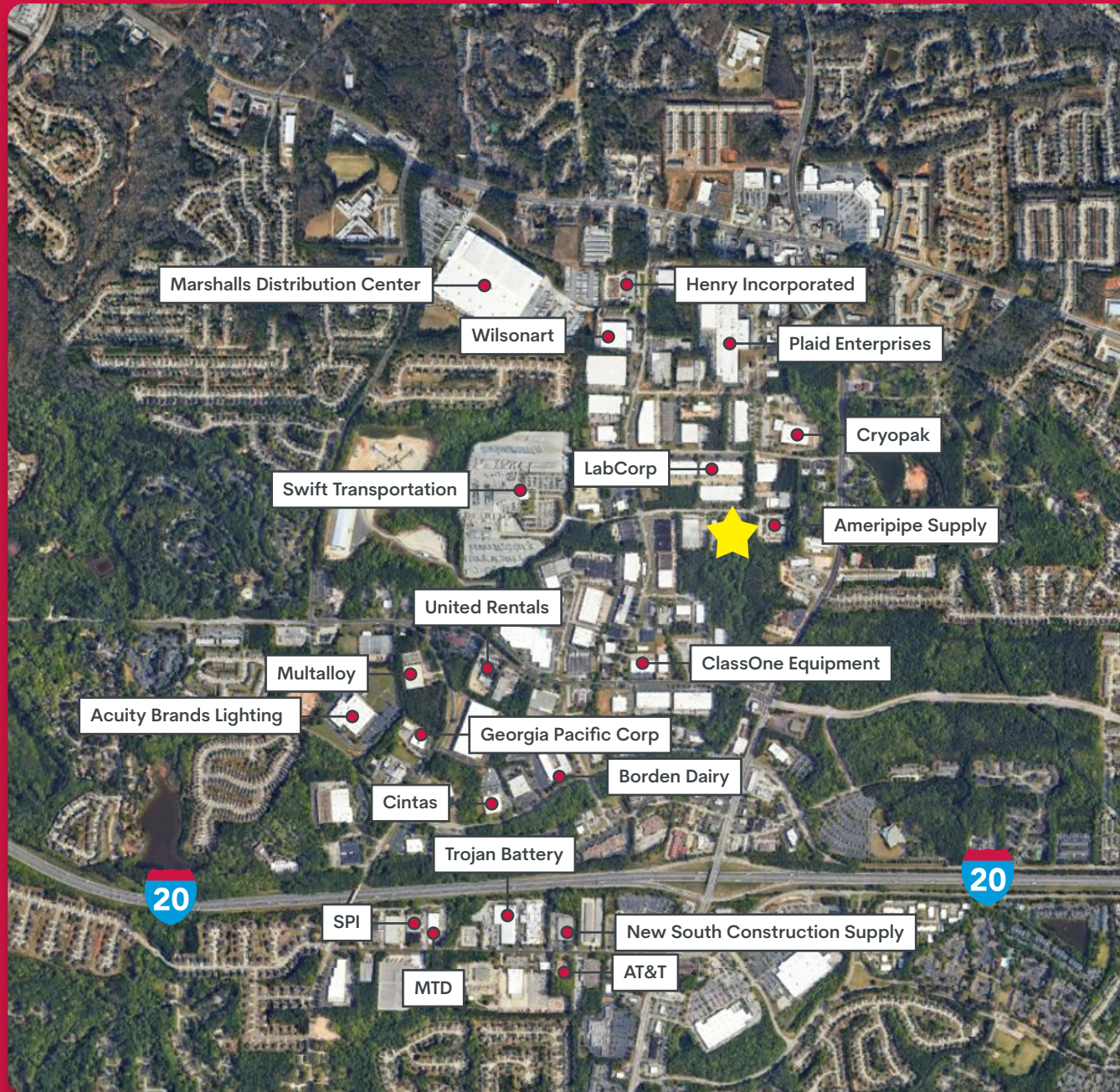
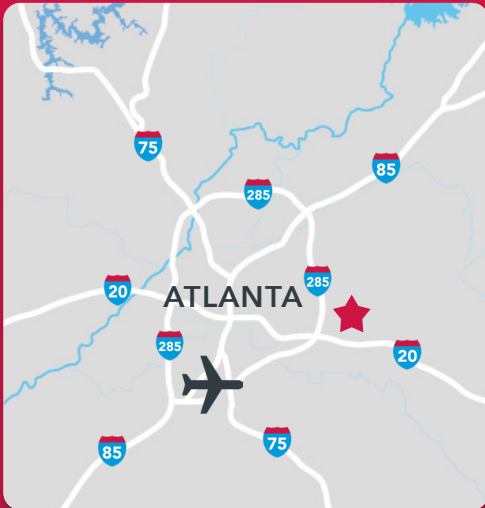
5.2 miles (via Hwy 278)



5.5 miles (via I-20)



25 mins to Atlanta Int'l Airport  
(via I-20 W and I-285 W)



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