



# 55 WOOD ROAD

GRIFFIN, GA  
30233

**Industrial Property For Sale / Lease**  
**2 Buildings Totaling 36,000+/- SF with**  
**1.5+/- Acres Outside Storage**

**TOMMY BARROW**

*Advisor*  
404.942.2067  
tbarrow@kingindustrial.com

**RYAN CLARK**

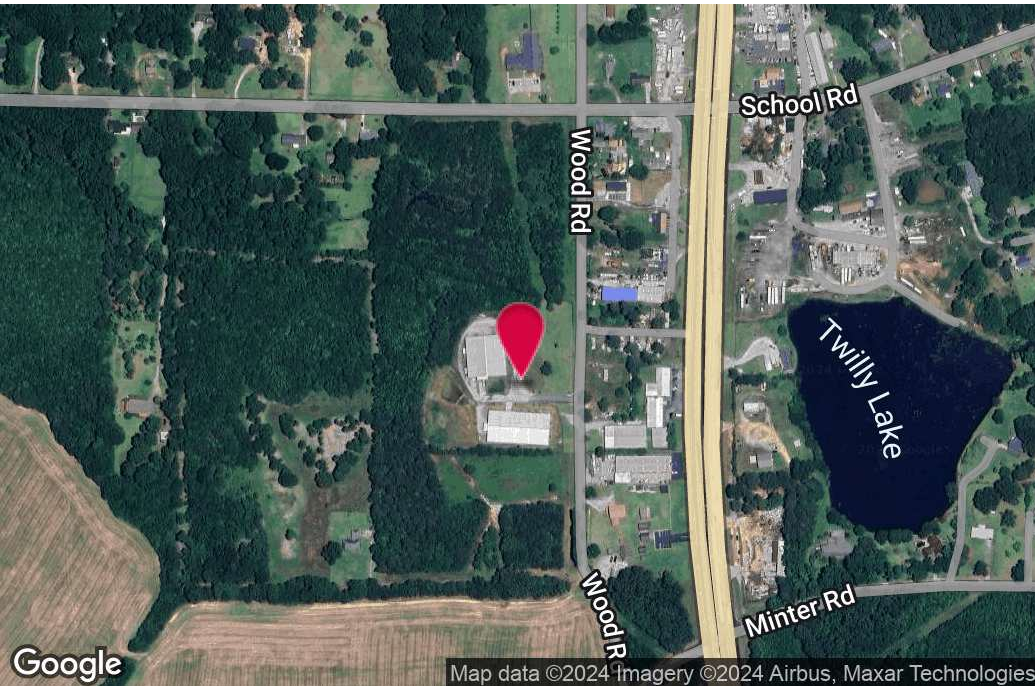
*Vice President*  
404.942.2037  
rclark@kingindustrial.com

**King** *Industrial  
Realty, Inc.*

Industrial • Commercial • Investment  
404.942.2000 | [kingindustrial.com](http://kingindustrial.com)



FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

- **Bldg 1:** 20,000+/- SF Clear Span Warehouse, 14' Clear Height, 1 Dock High Door, (1) 12' x 14' Drive-In Door, Sprinklered
- **Bldg 2:** 16,000+/- SF Clear Span Warehouse, 2 Dock High Doors, 1 Drive-In Door
- 1.5+/- Acres of Outside Storage
- Fenced & Gated
- Possible Assemblage with 84 Wood Rd & 3879 N. Expressway
- APPOINTMENT ONLY!

## OFFERING SUMMARY

Available SF:	16,000 - 20,000 SF
Lot Size:	10.31 Acres
Total Building Size:	36,000 SF
Zoning:	C-2

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# INTERIOR PHOTOS



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**CORFAC**  
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EXTERIOR PHOTOS



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Advisor

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# POSSIBLE ASSEMBLAGE



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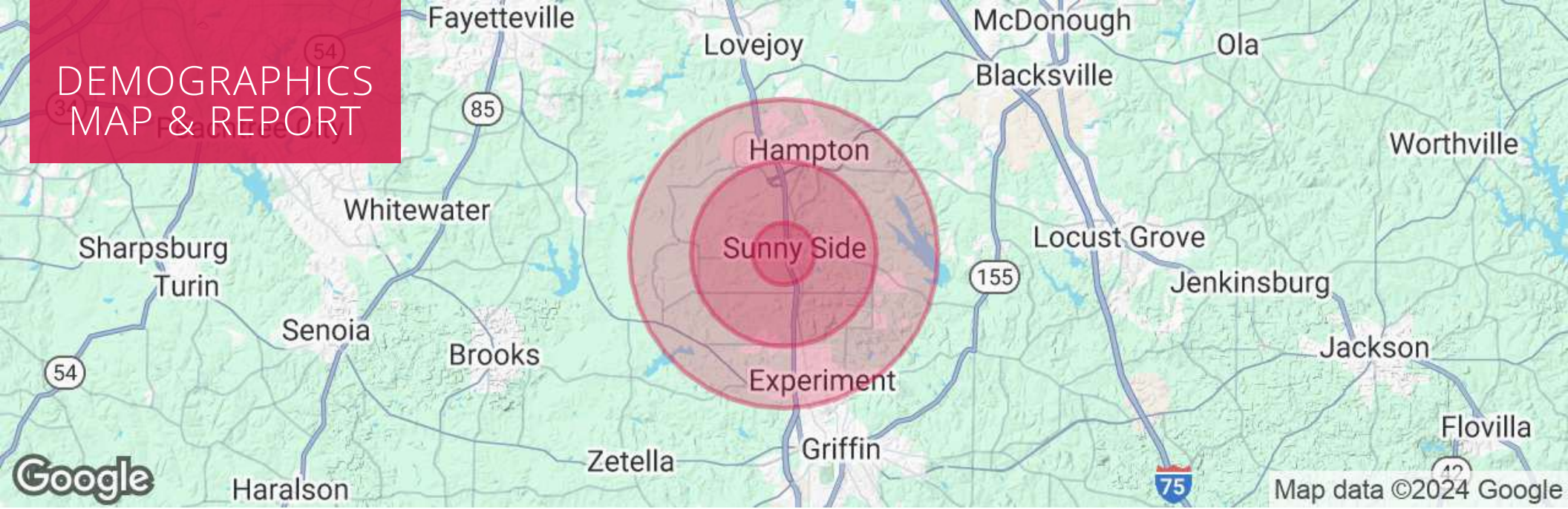
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,553	9,399	38,292
Average Age	38	39	41
Average Age (Male)	38	38	39
Average Age (Female)	39	40	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	537	3,207	13,844
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$66,882	\$72,548	\$73,940
Average House Value	\$173,627	\$210,860	\$213,496

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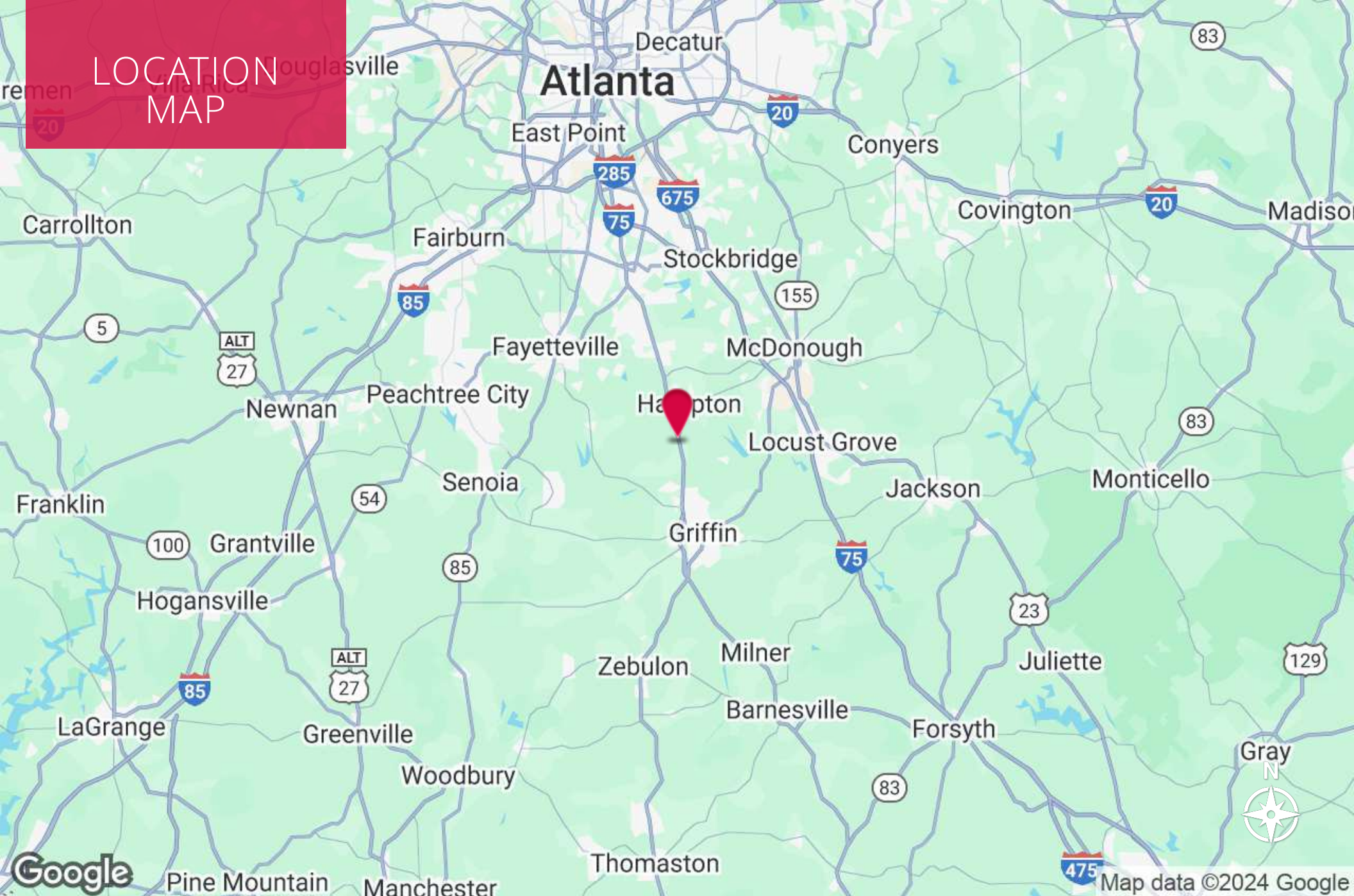
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# LOCATION MAP



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An aerial photograph of industrial buildings with a blue overlay. The buildings have corrugated metal roofs and brick walls. The surrounding area includes trees and a parking lot with a white truck.

EXCLUSIVELY LISTED BY:

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