



**COLDWELL  
BANKER  
COMMERCIAL**

**BULLARD**

**FOR LEASE**

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## MOHAWK BUILDING

\$9.75 SF/yr (NNN)

1292 John Belt Dr  
Douglasville, GA 30134

AVAILABLE SPACE  
9,342 SF

### FEATURES

- ~9,342 sf warehouse with 2 bathrooms
- Fully air conditioned
- Currently configured for sports (baseball) training (turf in place)
- Suitable for industrial and warehouse uses

### AREA

2 miles from downtown Douglasville



## OFFICE

Tom Fulton  
770 632 1774  
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**COLDWELL BANKER COMMERCIAL  
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## OFFERING SUMMARY

Available SF: 9,342 SF

Lease Rate: \$9.75 SF/yr (NNN)

Lot Size: 2.17 Acres

Year Built: 2006

Building Size: 27,200 SF

Zoning: M1

Market: Atlanta

Submarket: I-20 West/Douglasville

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## PROPERTY OVERVIEW

Industrial space for lease  
Currently configured for sports (baseball) training, with turf in place

## PROPERTY HIGHLIGHTS

- 9,342 sf
- Clear height 16'4" - 16' 10"
- Fully air conditioned
- 2 bathrooms



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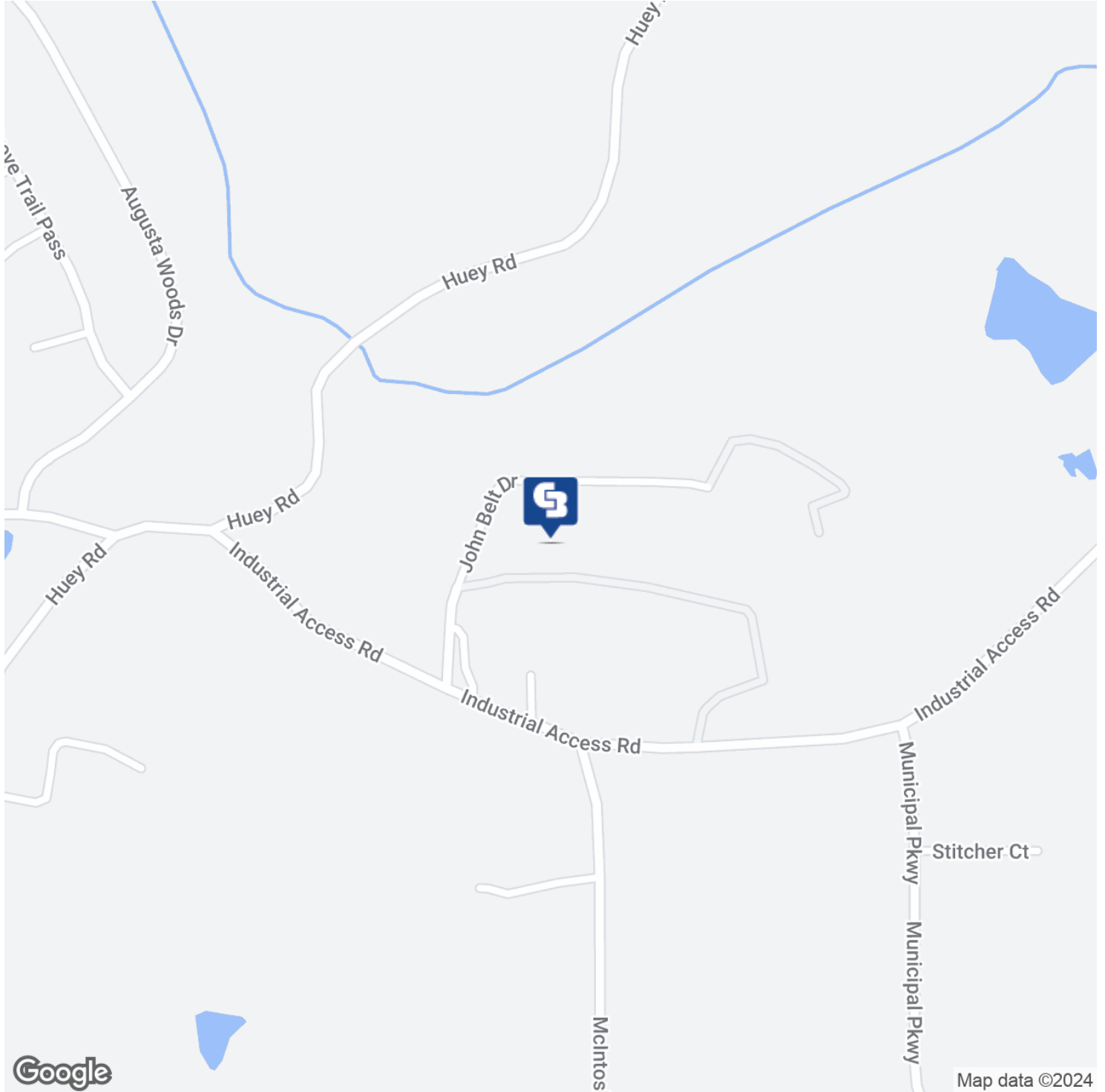
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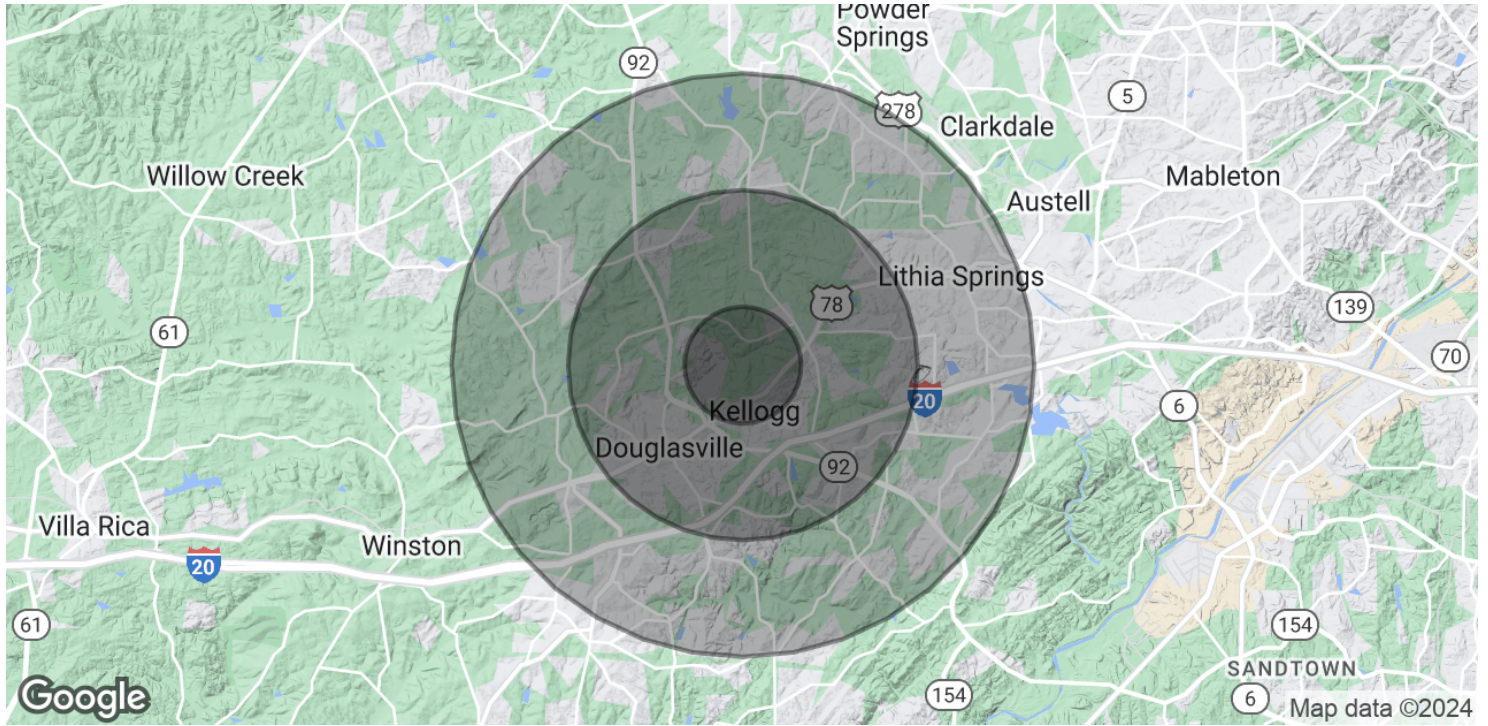




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,259	32,255	87,605
Average age	30.4	32.7	34.1
Average age (Male)	28.3	31.1	32.9
Average age (Female)	32.7	34.3	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,541	11,718	31,387
# of persons per HH	2.8	2.8	2.8
Average HH income	\$50,031	\$58,263	\$65,658
Average house value		\$190,436	\$172,635

\* Demographic data derived from 2020 ACS - US Census

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