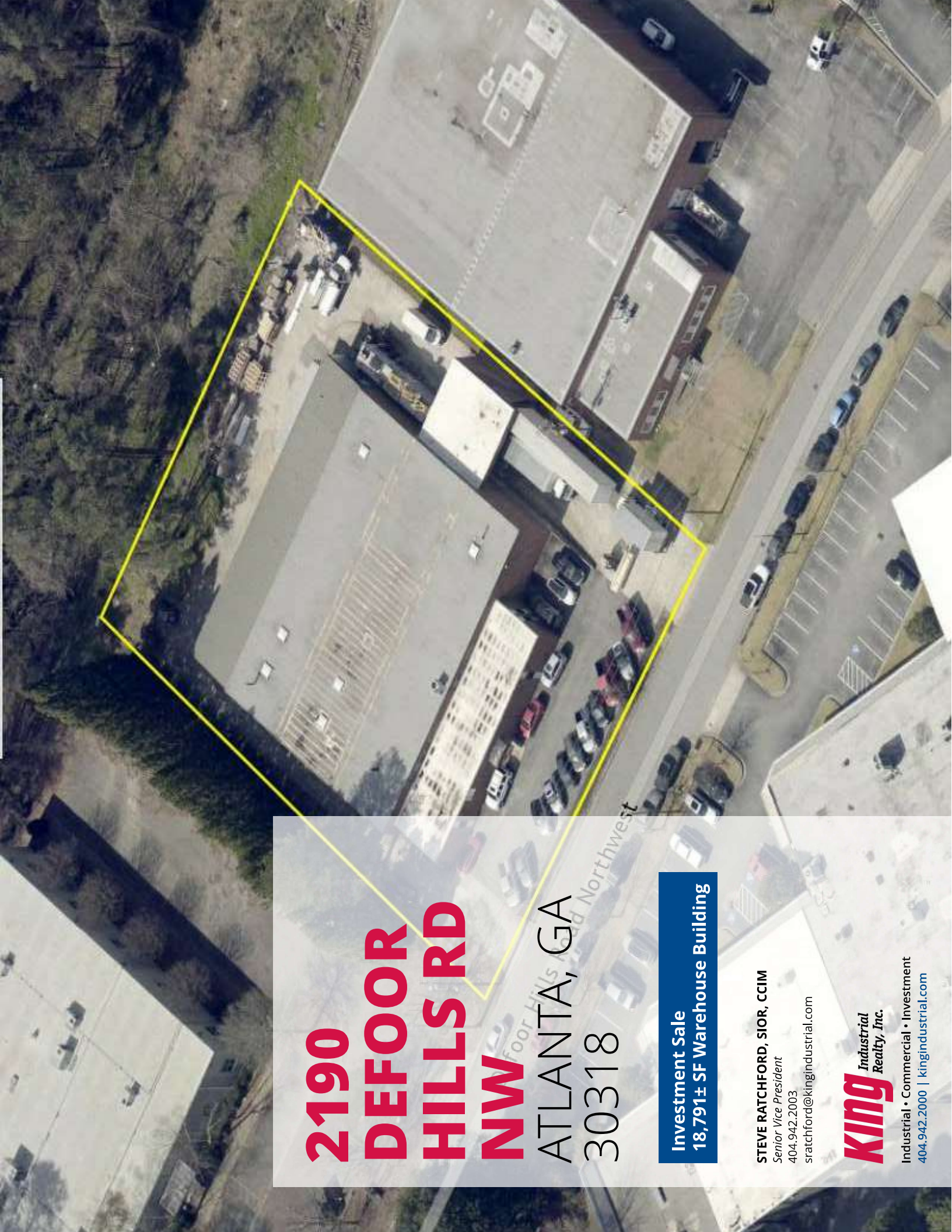


An aerial photograph of an industrial property. A yellow rectangular outline highlights a large warehouse building with a grey roof and a parking lot filled with cars and trucks. To the left of the warehouse is a wooded area. To the right is another industrial building and a parking lot. The text '2190 DEFOOR HILLS RD NW ATLANTA, GA 30318' is overlaid in large red and black letters. The text 'Investment Sale 18,791± SF Warehouse Building' is overlaid in white text on a blue background. The contact information for Steve Ratchford is overlaid in black text. The King Industrial Realty, Inc. logo is overlaid in red and black text.

2190 DEFOOR HILLS RD NW ATLANTA, GA 30318

Investment Sale
18,791± SF Warehouse Building

STEVE RATCHFORD, SJOR, CCIM
Senior Vice President
404.942.2003
sratchford@kingindustrial.com

KING Industrial
Realty, Inc.

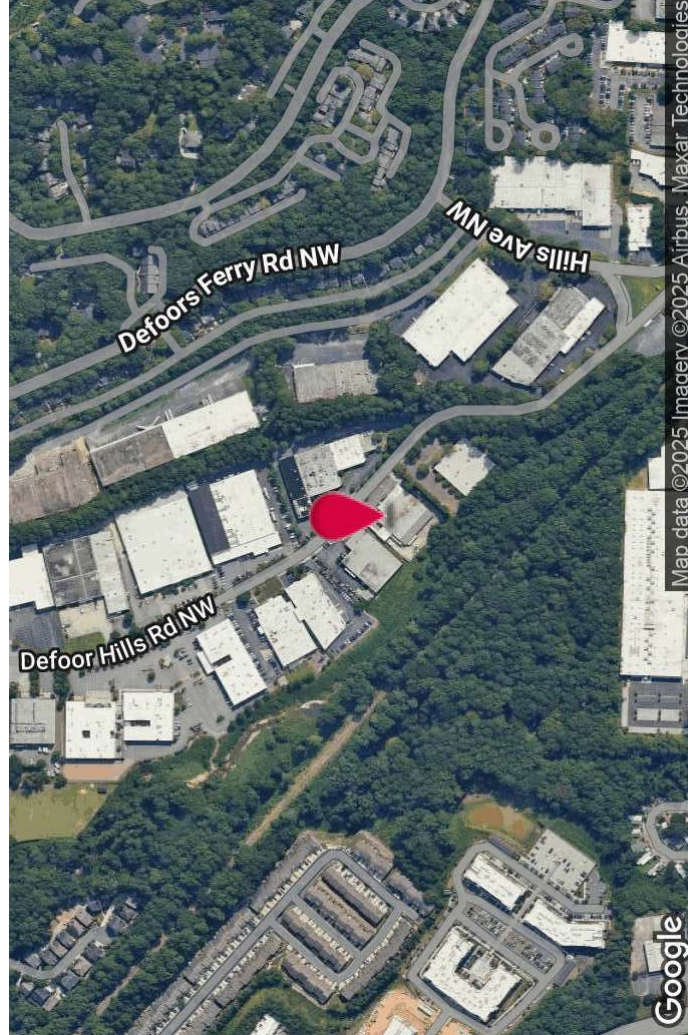
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INVESTMENT SALE
18,791± SF



PROPERTY HIGHLIGHTS

- 2,550± SF Office Space
- 2 Dock Doors
- 1 Drive-In Door
- 14' Clear Height
- Outside Storage
- Zoned I-1
- 1.15± Acre Lot
- Leased Until 4/30/26 (tenant would like to renew)



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Senior Vice President

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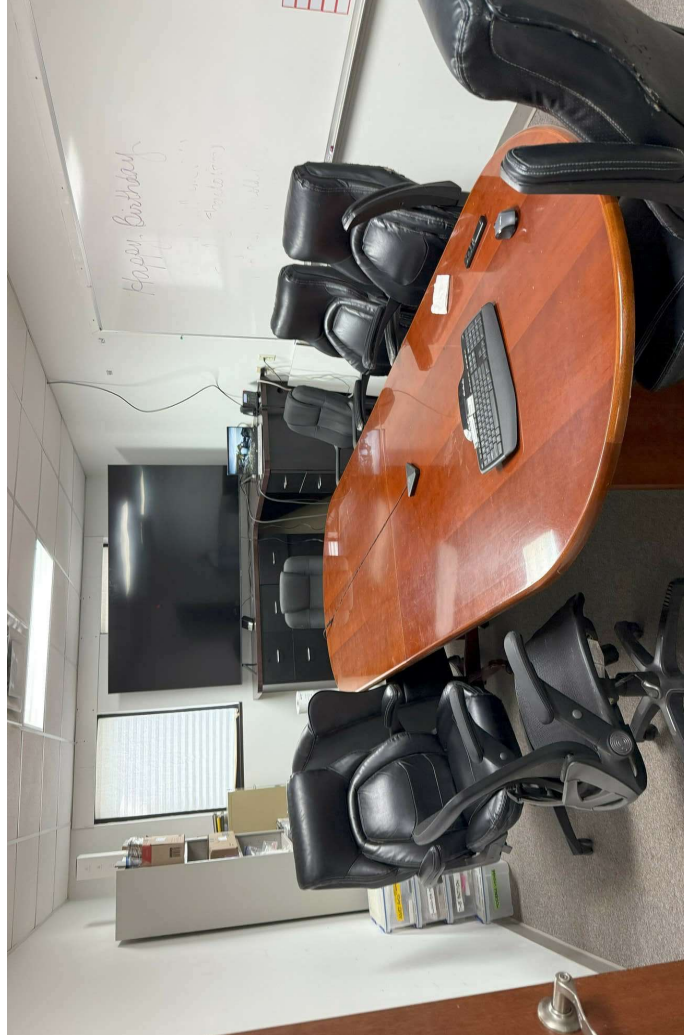
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Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

LOADING PLATFORM WAHOUSE & OFFICE PHOTOS



STEVE RATCHFORD, SIOR, CCIM

Senior Vice President

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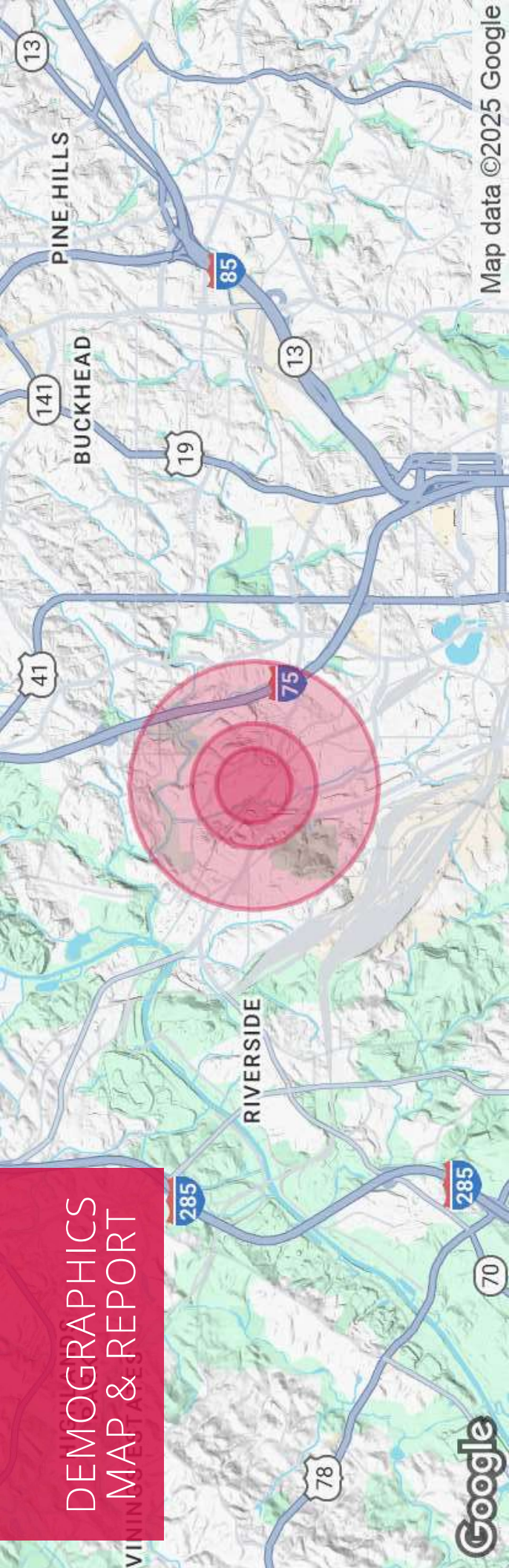
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,251	3,562	12,552
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

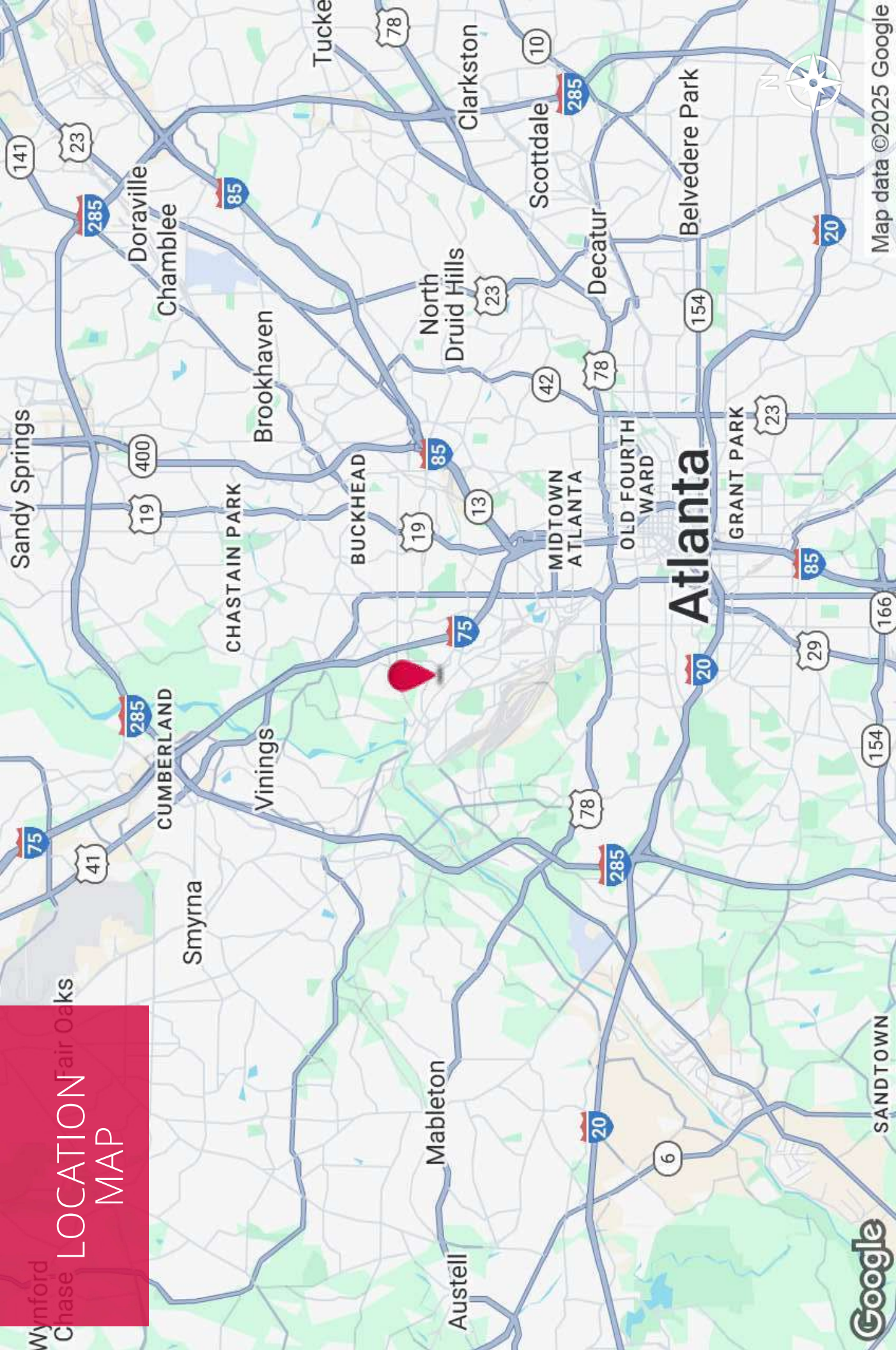
1 MILE

Total Households	619	1,792	6,148
# of Persons per HH	2	2	2
Average HH Income	\$159,055	\$156,045	\$181,234
Average House Value	\$533,899	\$533,861	\$642,912

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Wynford Chase Fair Oaks
**LOCATION
MAP**

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EXCLUSIVELY LISTED BY:

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