

BURNT HICKORY BUSINESS PARK



Suites Starting
at \$3,400/Month

Industrial/Flex Buildings For Lease

963-999 N BURNT HICKORY RD, DOUGLASVILLE, GA 30134



Building Summary

- Year Built/Renovated: 1993/2024
- Available SF: 2,555 to 12,697 SF
- Building SF: 88,901 SF
- Zoning: M1 Light Industrial
- Clear Height: 15' to 22'

Property Highlights

- Cross Dock Access
- 3P Electrical Power Available
- Modern LED Lights
- Newly Renovated Office and Warehouse
- Outside Storage Opportunity
- Sprinklered
- 2.00/1,000 Parking Ratio



AVAILABLE SUITES:

SUITE	UNIT
Suite I	2,566 SF 1 Drive In and 1 Dock High 20' Clear Height
Suite J	2,566 SF 1 Drive In and 1 Dock High 20' Clear Height
Suite 20	2,588 SF 1 Drive In and 1 Dock High 20' Clear Height
Suite 21	2,555 SF 1 Drive In and 1 Dock High 20' Clear Height
Suite 22	2,573 SF 1 Drive In and 1 Dock High 20' Clear Height
Suite N	5,082 SF 2 Drive In and 2 Dock High 20' Clear Height
Suite P	7,615 SF 3 Drive In and 3 Dock High 20' Clear Height

EXTERIOR PHOTOS

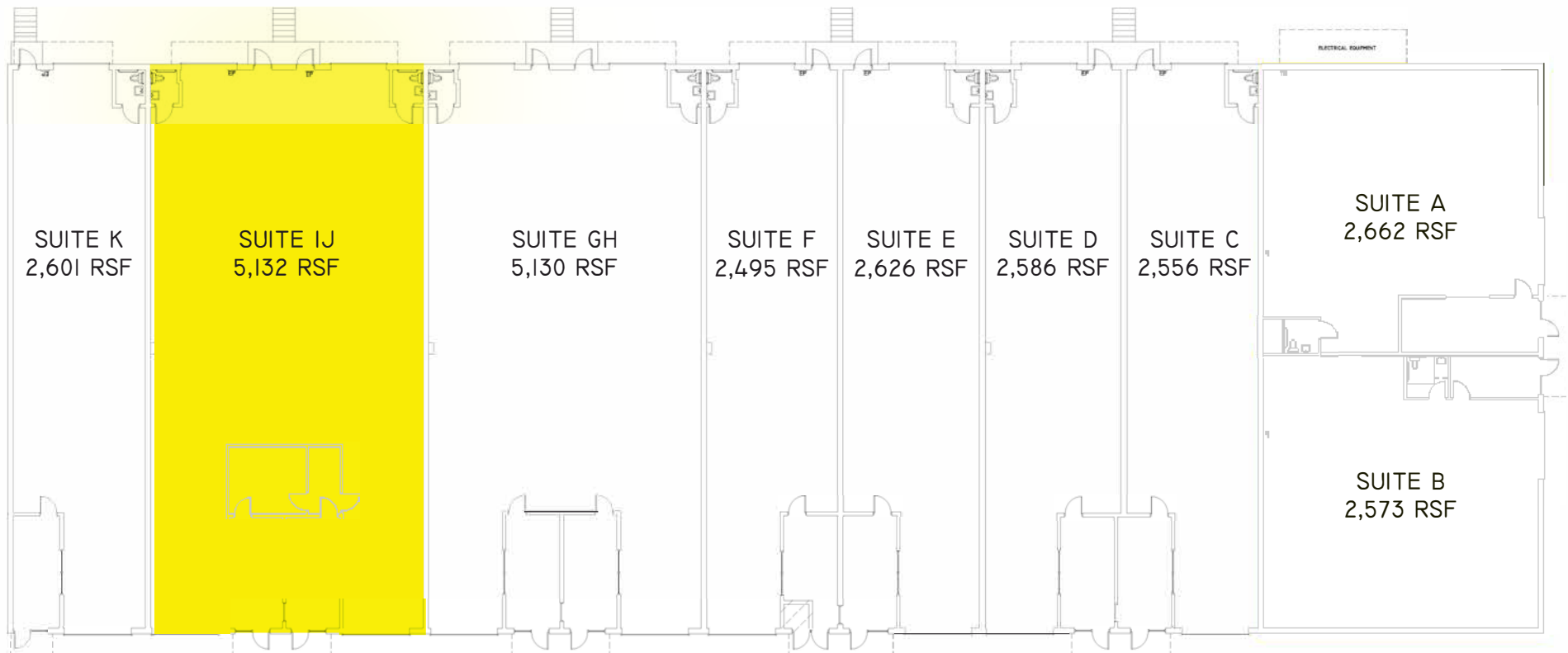


INTERIOR PHOTOS



FLOOR PLANS

963 BURNT HICKORY - AVAILABILITY

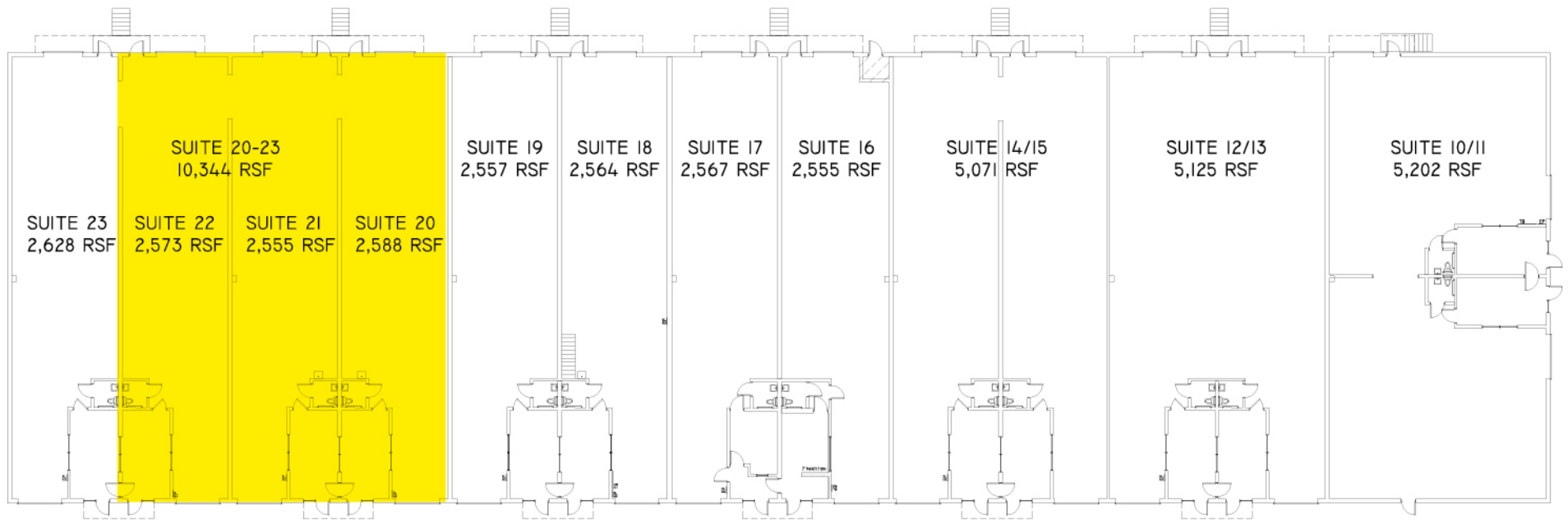


FLOOR PLANS

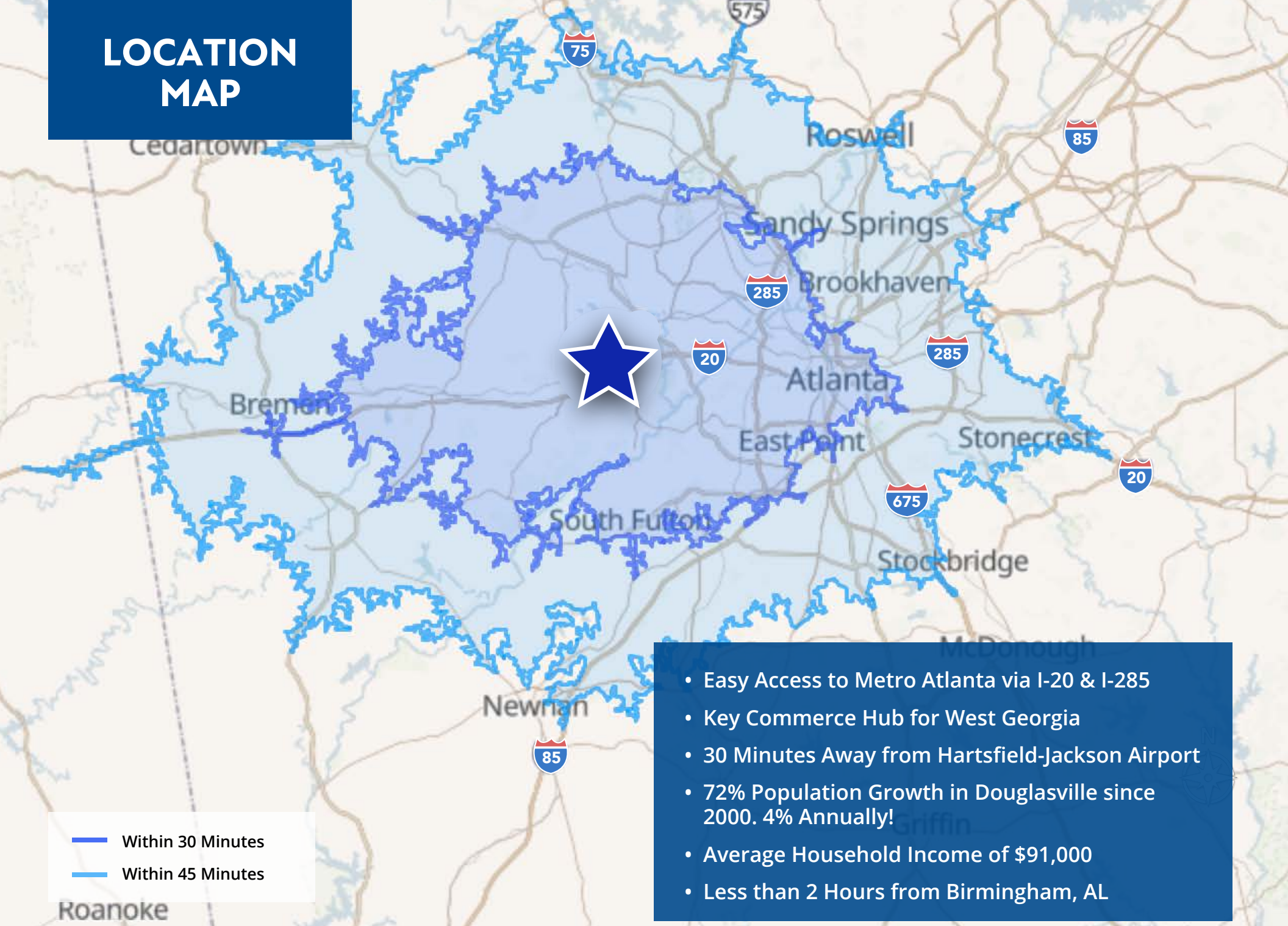
981 BURNT HICKORY - AVAILABILITY



999 BURNT HICKORY - AVAILABILITY



LOCATION MAP



- Easy Access to Metro Atlanta via I-20 & I-285
- Key Commerce Hub for West Georgia
- 30 Minutes Away from Hartsfield-Jackson Airport
- 72% Population Growth in Douglasville since 2000. 4% Annually!
- Average Household Income of \$91,000
- Less than 2 Hours from Birmingham, AL

EXCLUSIVELY LISTED BY:



JOSH YAO
678.620.7102
josh@riseprop.com



REILLY KATZ
404.435.5460
reilly@riseprop.com