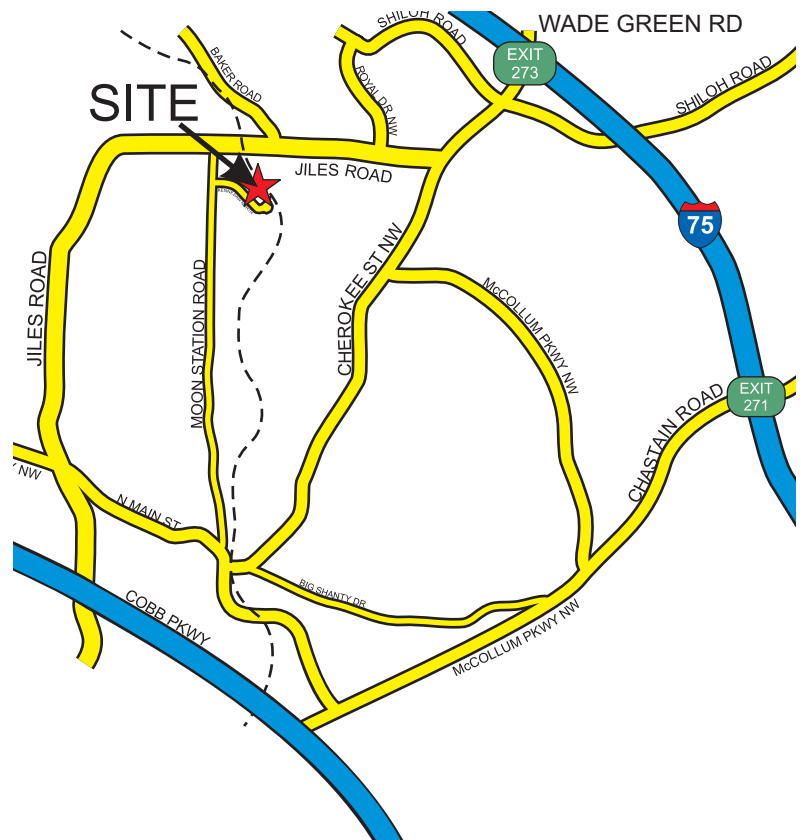


**19,236 SF Office/Warehouse/Manufacturing
FOR SALE**



- 1.2 miles from the Wade Green Rd Diverging Diamond I-75 Interchange
- Located off Moon Station Rd adjacent to Jiles Rd intersection
- Heavy Industrial Zoning (HI) City of Kennesaw
- Abundant nearby amenities in downtown Kennesaw as well as Jiles Rd.
- +/- 4,000 SF of office space with abundant interior and exterior glass + additional +/-1,500 SF office space upstairs mezzanine
- 27 striped auto parking spaces in front, and located on a cul-de-sac
- 600-amp 120/208 Volt, 3 phase electrical service
- Power distributed throughout warehouse on walls and rubber drop cords
- Exhaust Fan with louvers for intake
- Existing HVAC in warehouse by 5 split systems (not used or serviced recently)
- Rear load truck court fenced and gated
- 22' to 20' (at eaves) clear height
- Additional shed storage area behind building with built-in Connex storage unit
- Metal roof shelter 20' deep over one dock door
- Three (3) each dock high doors
- Two ramped doors: One @ 10' wide x 10' high and one @ 10' wide x 16' high



3535 Peachtree Road
Suite 520-723
Atlanta, GA 30326

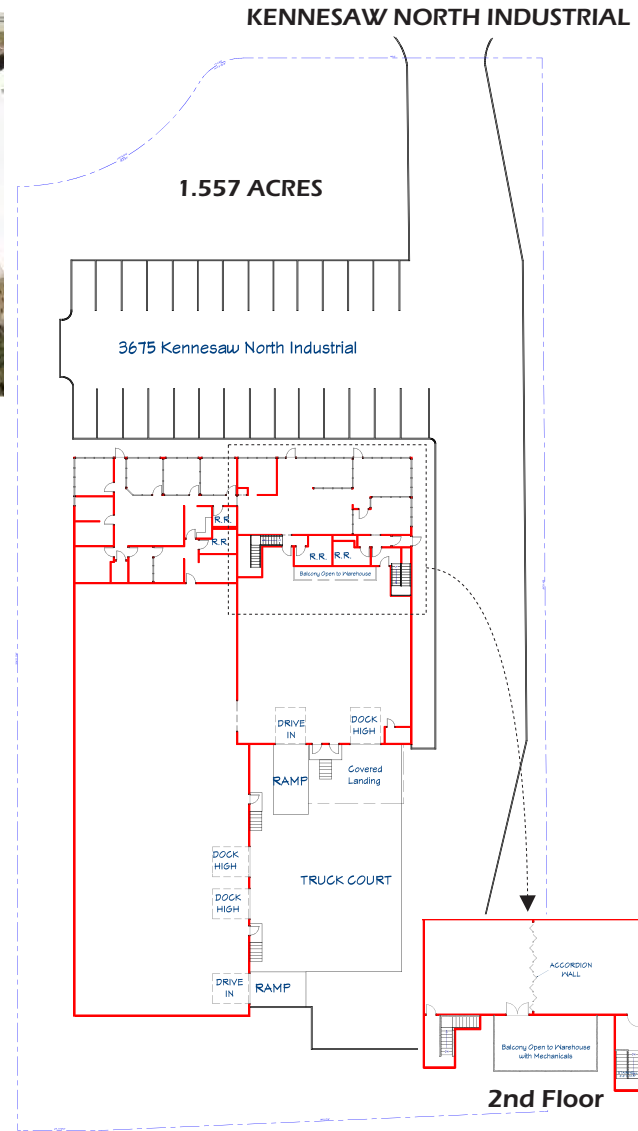
www.DexterCompanies.com

Allan W. Anderson, CCIM

Cell: 404.401.1638

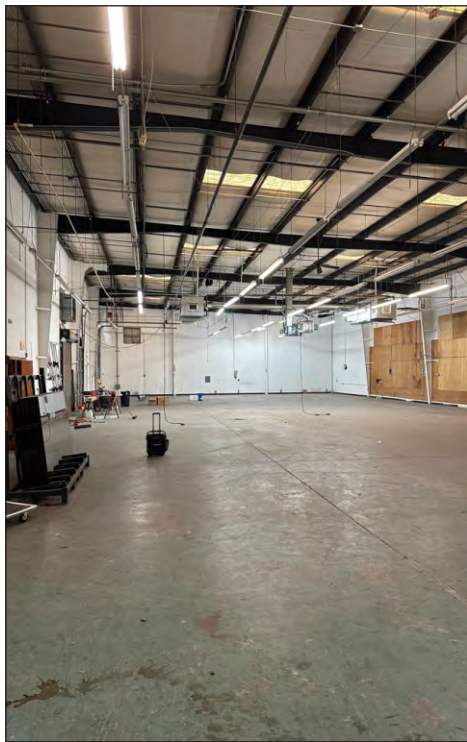
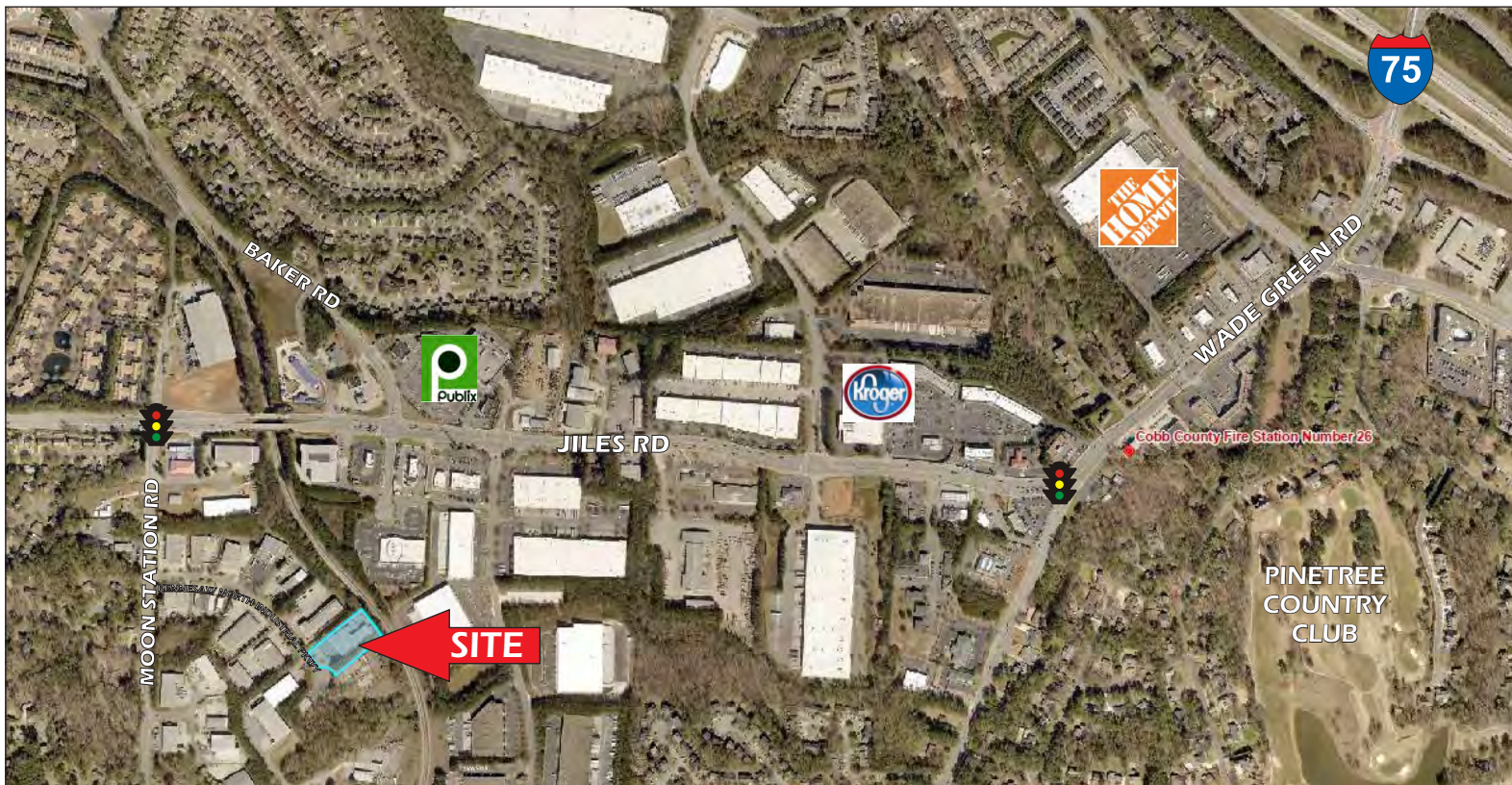
Office: 404.214.0052

aanderson@dextercos.com



3535 Peachtree Road
Suite 520-723
Atlanta, GA 30326
www.DexterCompanies.com

Allan W. Anderson, CCIM
Cell: 404.401.1638
Office: 404.214.0052
aanderson@dextercos.com



3535 Peachtree Road
Suite 520-723
Atlanta, GA 30326
www.DexterCompanies.com

Allan W. Anderson, CCIM
Cell: 404.401.1638
Office: 404.214.0052
aanderson@dextercos.com