



• **4,200 SF Suites 704 & 708**

- **Versatile Space:** Zoning I- Small Shops, Machine, Tool & Die, etc., Also perfect for retail showroom, service trades, light industrial, distribution, or flex users

• **Suite 708:**

2,400 SF showroom/flex space with versatile, open layout, office space, 2 bathrooms, and convenient parking at the front of the building

• **Suite 704:**

1,800 SF warehouse space with 208V 3-Phase electric, office/storage space, and 1 bathroom

- **Exterior and interior man-doors & overhead doors:** provide entry into both spaces and easy access between them. The building also offers a 145' x 72' paved pad located at the rear of the building

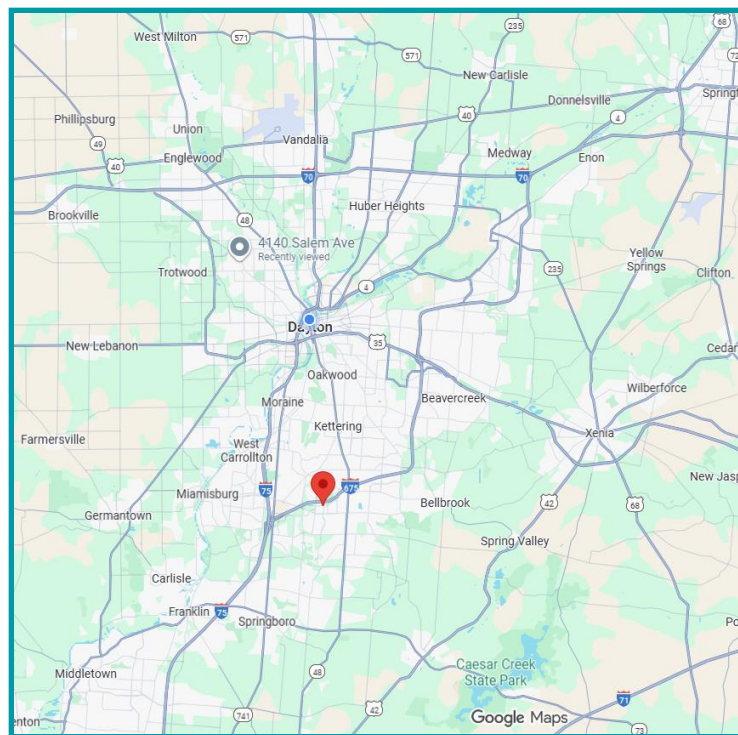
- **Strong Tenant Mix:** Join co-tenant and owner occupier: CWD Building Services (Suites 702 & 706)

- **Prime Thoroughfare:** Functional, well-maintained space in a professional, established business environment. Conveniently positioned near I-675, I-75, SR-725, SR-741, and SR-48, offering exceptional convenience and seamless regional access

- **No City Income Taxes**

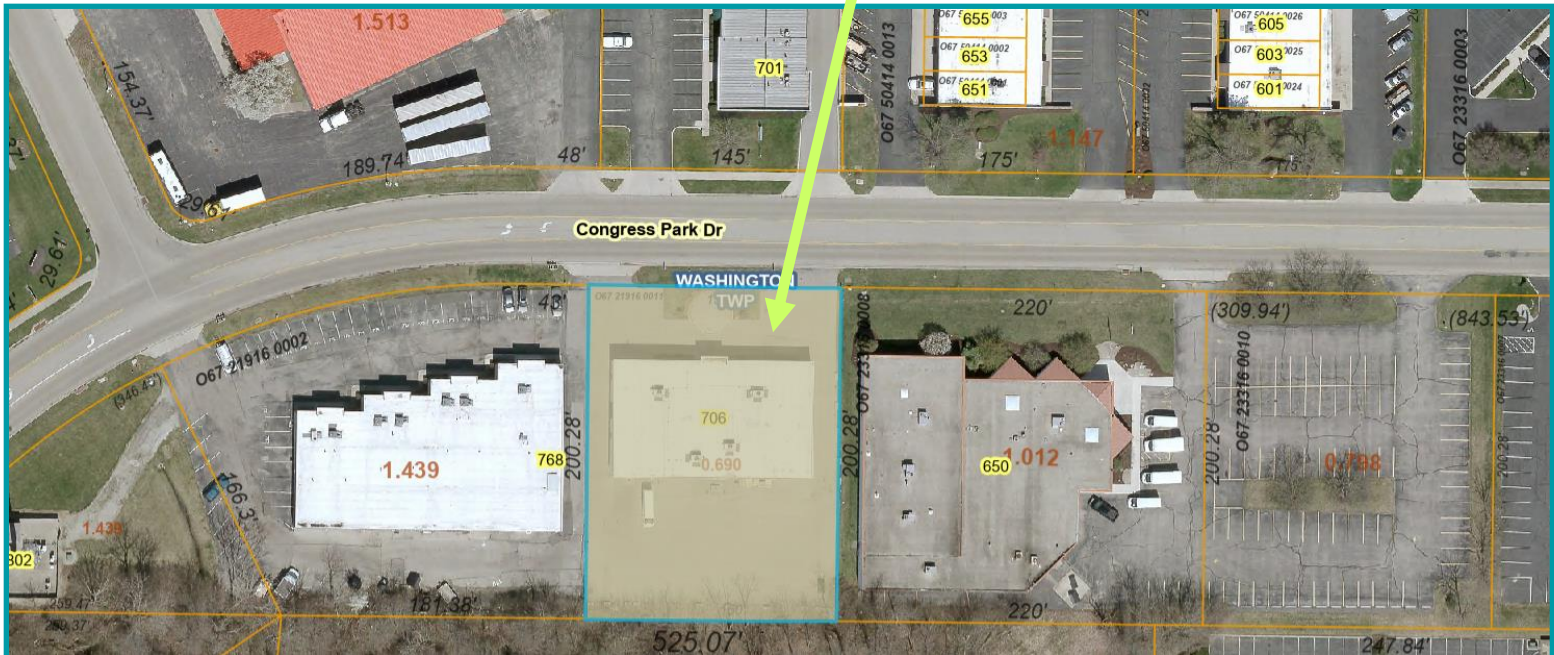
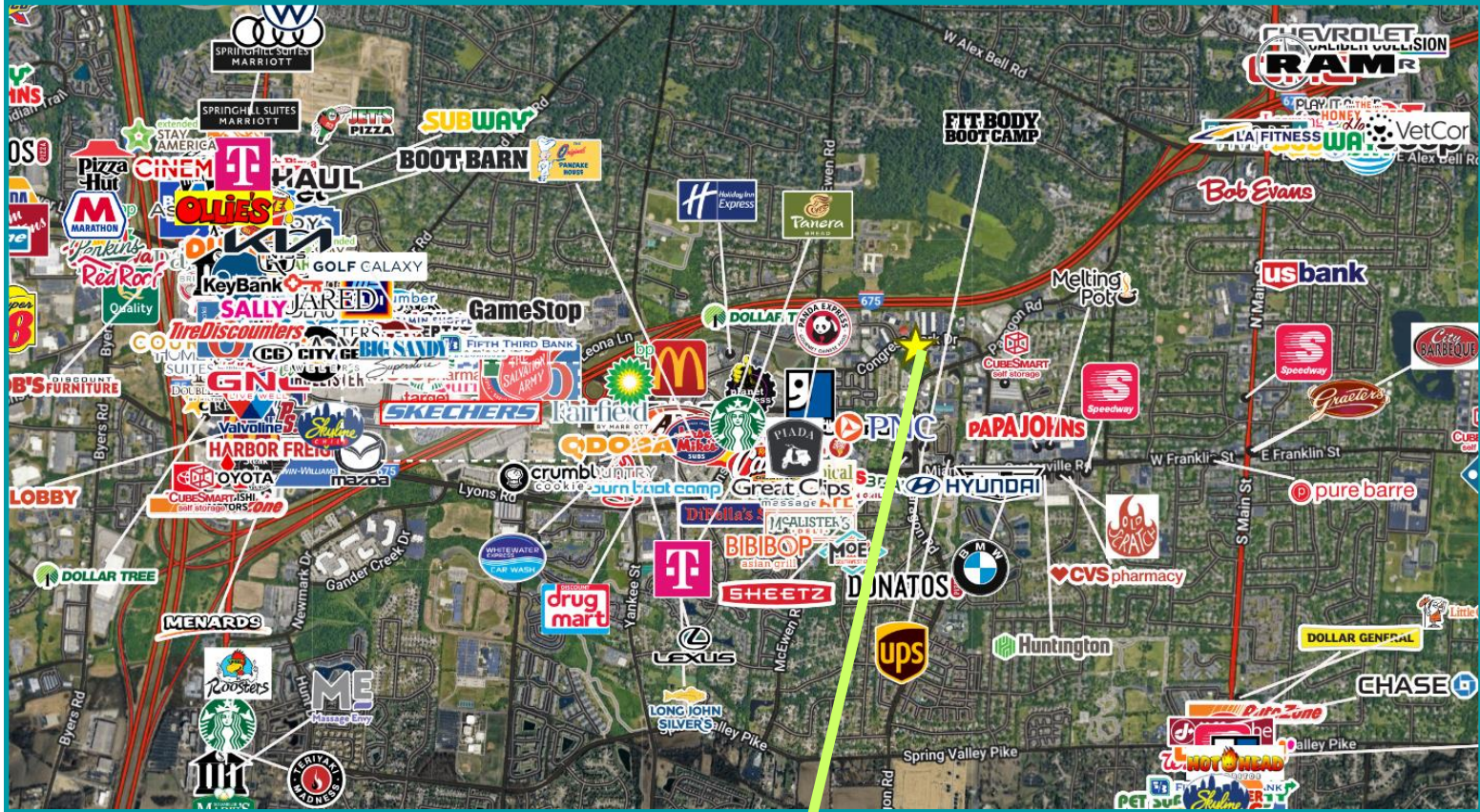
- **Competitive Lease Rate:**

For Lease at \$9.50 PSF + \$1.28 NN. Landlord covers Common Area Maintenance expenses!



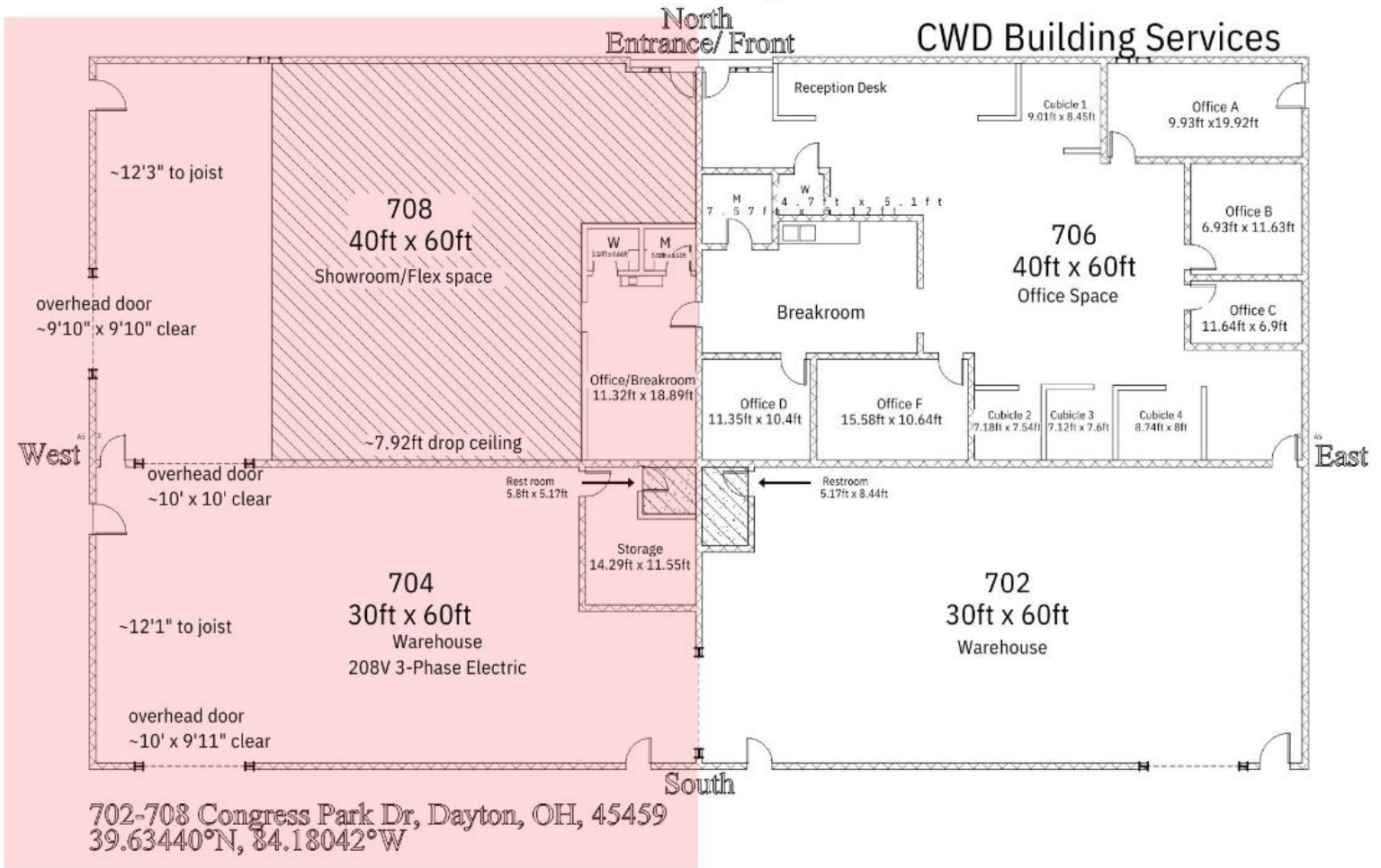
**For More Information,
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,493	62,607	179,629
Average HH Income	\$131,429	\$128,855	\$134,103
Daytime Employee Population	10,297	42,863	90,624

**Congress Park Drive
Front Parking Lot**



Back Parking Lot: ~145' x 72' paved pad

11- 18- 2025



