

INDUSTRIAL BUILDING FOR SALE

8789 & 8799
Gurley Rd
Douglasville, GA 30134

19, 201 SQ FT



KE
RADIO &
SERVICE

RADIO

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Property Highlights

19,201 SF COMBINED

- ❖ **Epicenter of Revitalization:** Just 0.25 miles from the new Legacy Arena, placing this asset at the heart of Douglasville's premier sports and entertainment corridor.
- ❖ **Mission-Critical Logistics:** Immediate access to Hwy 5 and I-20, providing seamless connectivity to the Atlanta metro and the West I-20 industrial hub.
- ❖ **High-Capacity Flex Infrastructure:** Features 13 drive-in bays across two parcels, ideal for service contractors, fleet operations, or light manufacturing.
- ❖ **Premium Staging & Parking:** Rare 1.57-acre site with 75+ parking spaces, a high-demand feature for last-mile logistics or heavy equipment storage.
- ❖ **Immediate Income & Future Upside:** Fully leased through April 2026, offering stable cash flow with a near-term opportunity to reset to market-peak rents.
- ❖ **Zoned LI & CG** – flexible for multiple commercial uses