



58 Weldon Rd. Palmetto

23,000 SF WAREHOUSE, FENCED OUTSIDE STORAGE
AVAILABLE NOW FOR SALE OR LEASE


THE STEPHEN W. WRIGHT COMPANY

Property Summary

THE HIGHLIGHTS

- Full building available
- 23,000 SF warehouse with outside storage/truck parking
- 2,080 sf office (9%)
- 20' clear ceiling
- Three oversized drive-in doors
- 1.9 miles to - I85
- 15 minutes to Hartsfield -Jackson (ATL)
- Outside storage
- Fenced Laydown area
- Recently upgraded LED lighting



**BELOW
REPLACEMENT
COST**



**OVERSIZED
GRADE-LEVEL
DOORS**



**EXCELLENT
ACCESS**



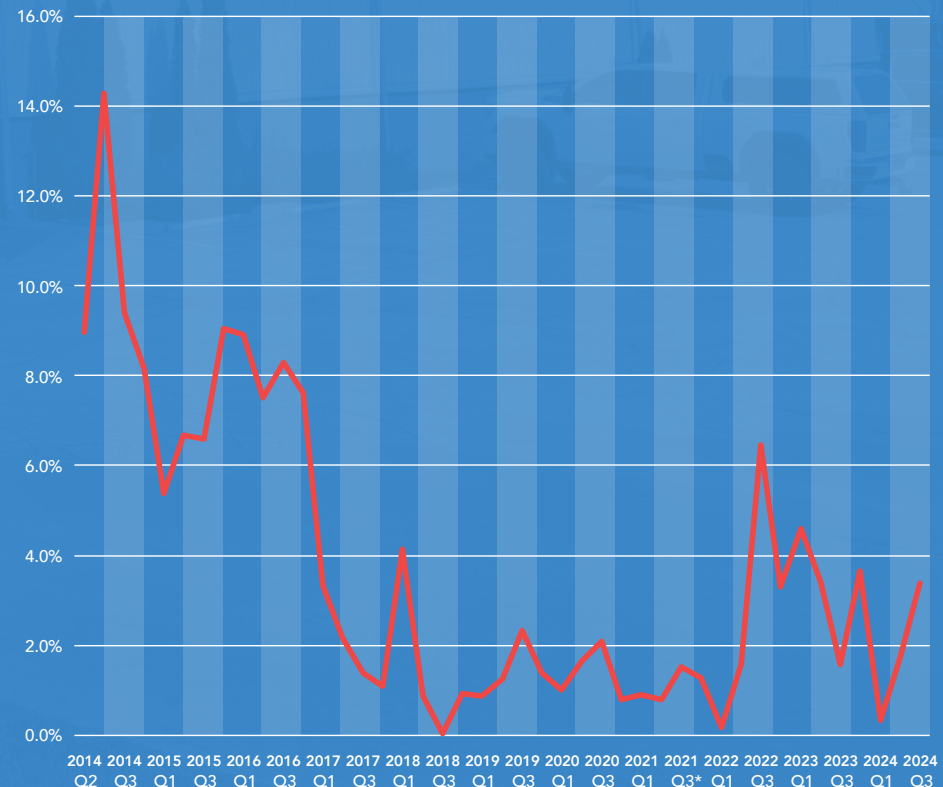
**FENCED
OUTSIDE
STORAGE**

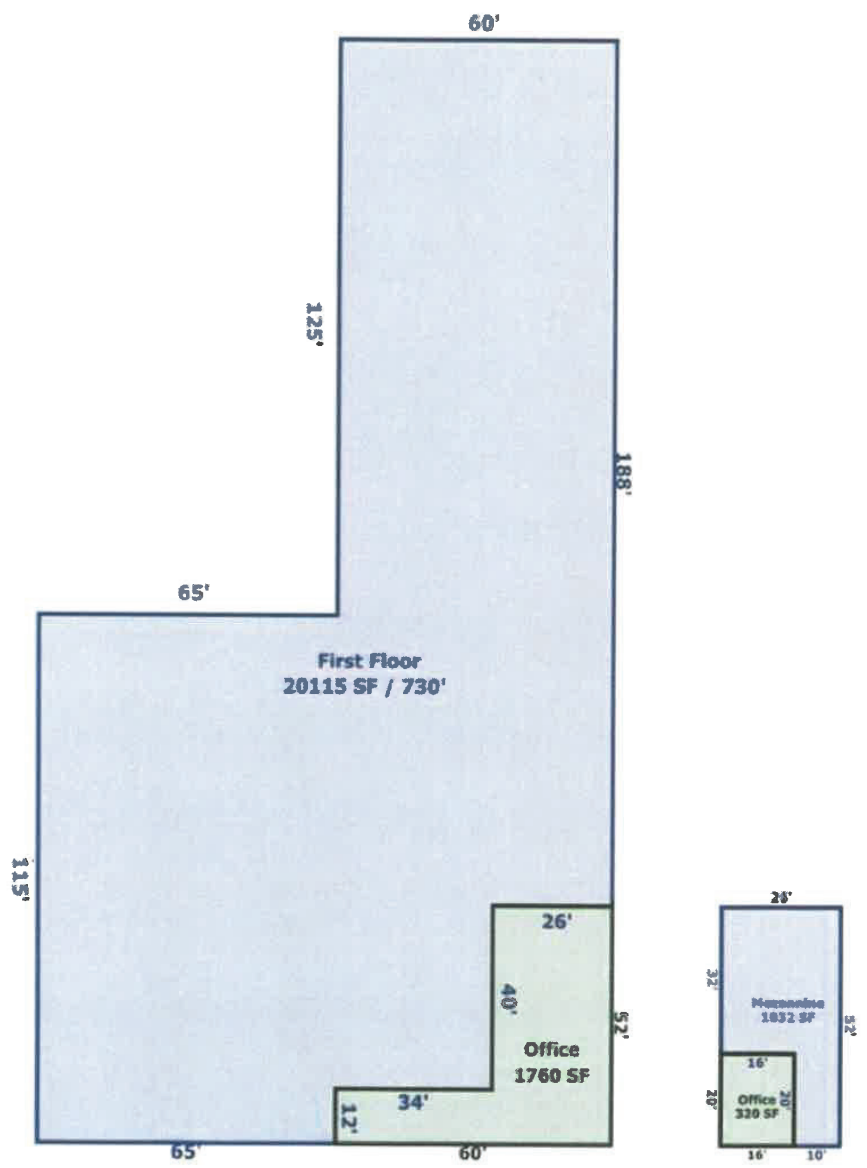
Portfolio Summary

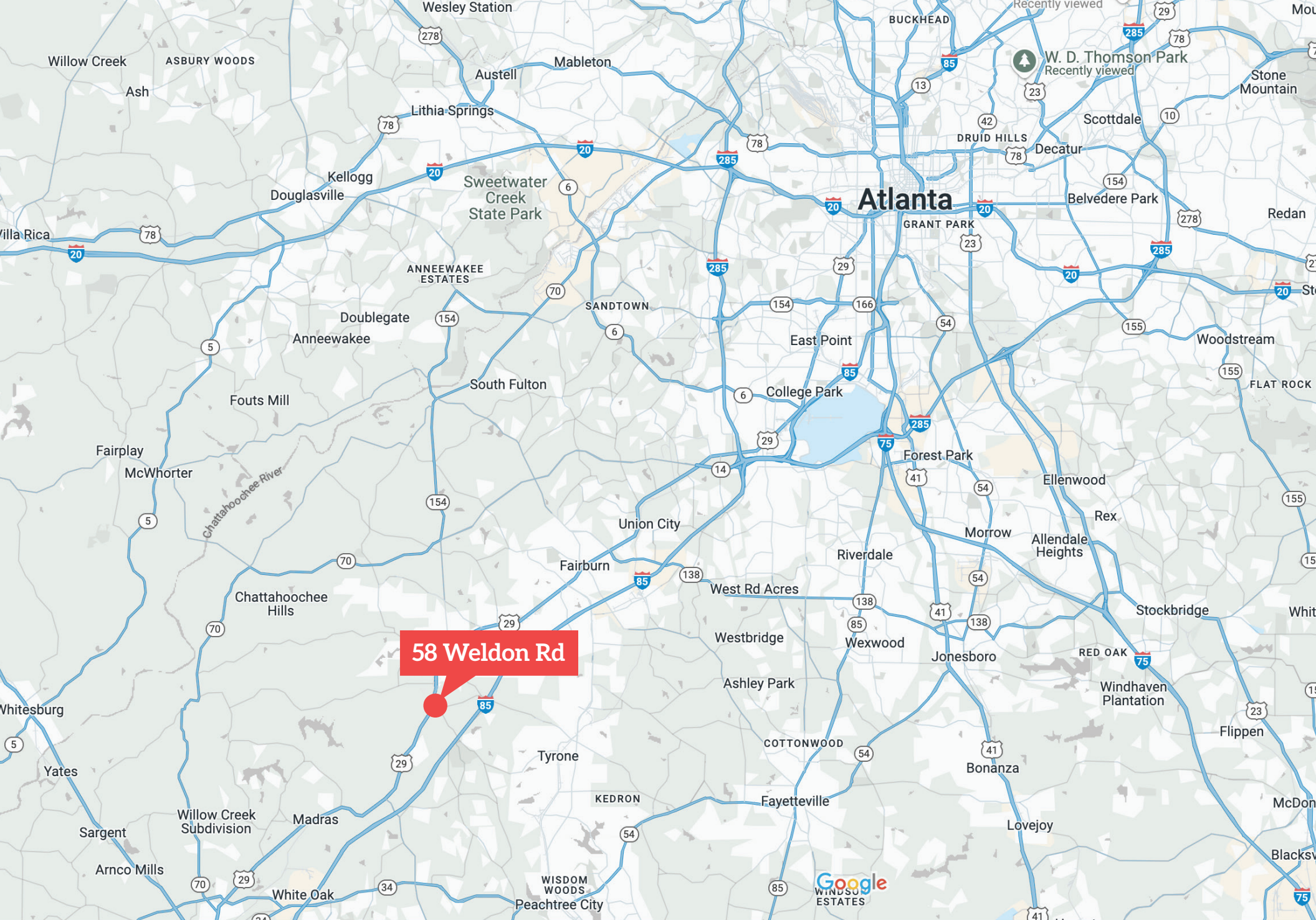
THE OFFERING

ADDRESS	58 Weldon Rd, Palmetto, Georgia
SITE SIZE	2.88 acres
RENTABLE BUILDING AREA	23,000 SF
TAX PARCELS	117-7064-021, 117-7064-022
ZONING	M1
MILLAGE RATE	23.19
UTILITIES	Septic, County water
CONSTRUCTION TYPE	Pre-Engineered Metal, Brick
DOORS	Four oversized grade level drive-in doors

Competitive Set Vacancy Rate







58 Weldon Rd



58 Weldon Rd

1.8 Miles to I-85

15 min to ATL

10 Min Drive to Newnan




THE STEPHEN W. WRIGHT COMPANY

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