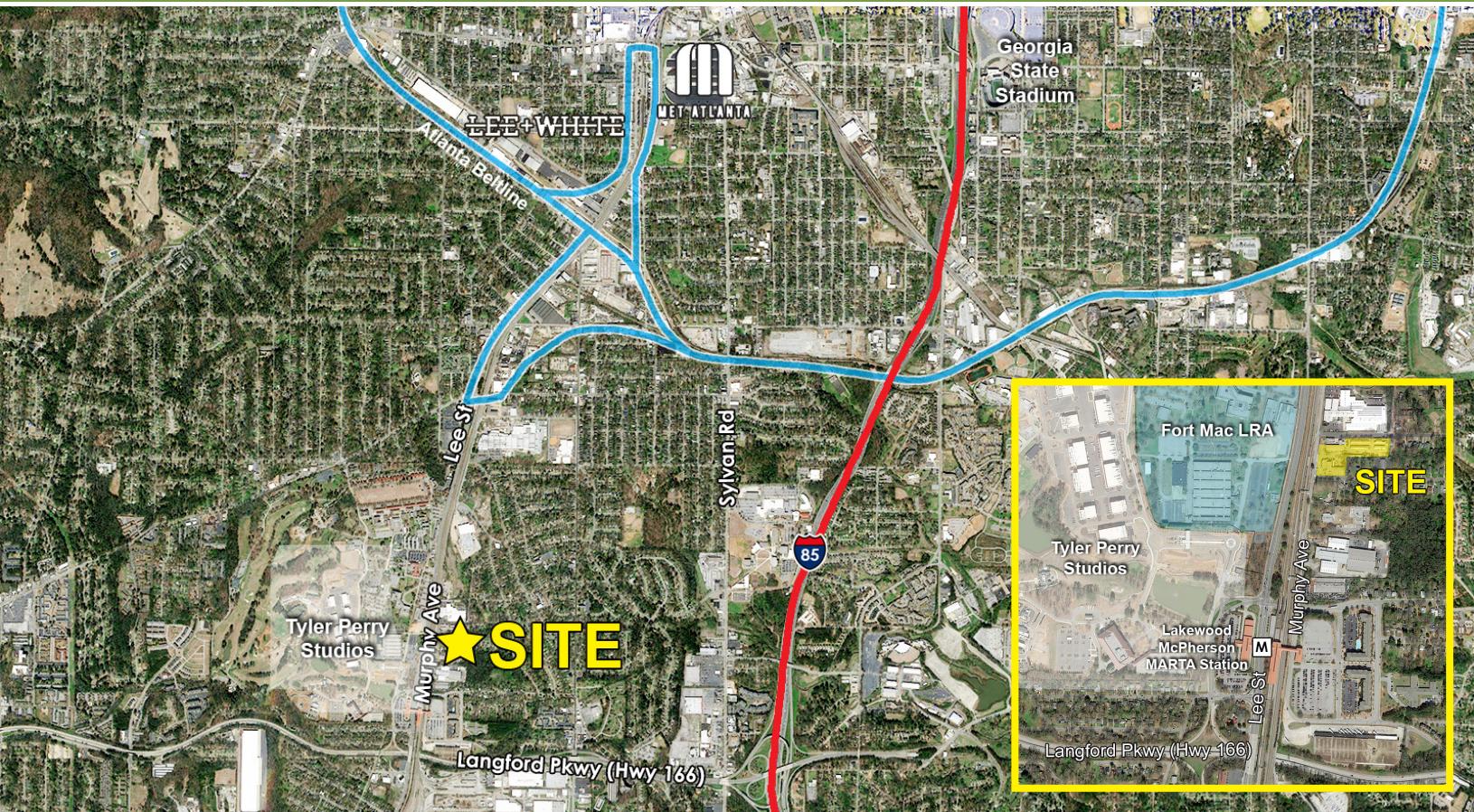


Industrial Buildings For Sale Outside Storage



1820 & 1824 Murphy Avenue, Atlanta, GA 30310



Property Highlights

- 26,156± SF across multiple industrial buildings on 3.6± acres
- 13,000± SF of additional pole barn structures
- **Flexible outside storage opportunities across the site**
- Zoned I-2 (Heavy Industrial) – City of Atlanta
- Located in a Federal Opportunity Zone (opportunityzones.com)
- Just 0.4 miles from Lakewood/Fort McPherson MARTA Station
- Excellent connectivity to Langford Parkway, I-75/85, I-20, the Atlanta BeltLine, and Hartsfield-Jackson International Airport
- Convenient access to MARTA transit
- Positioned in an area undergoing significant redevelopment with new commercial and residential projects reshaping the corridor
- Suitable for Investor or Owner/User
- Two (2) residential-zoned lots included with property (1132 & 1142 Birch Street)
- Inquire for current income
- Asking price: \$4,650,000 (\$177/SF)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

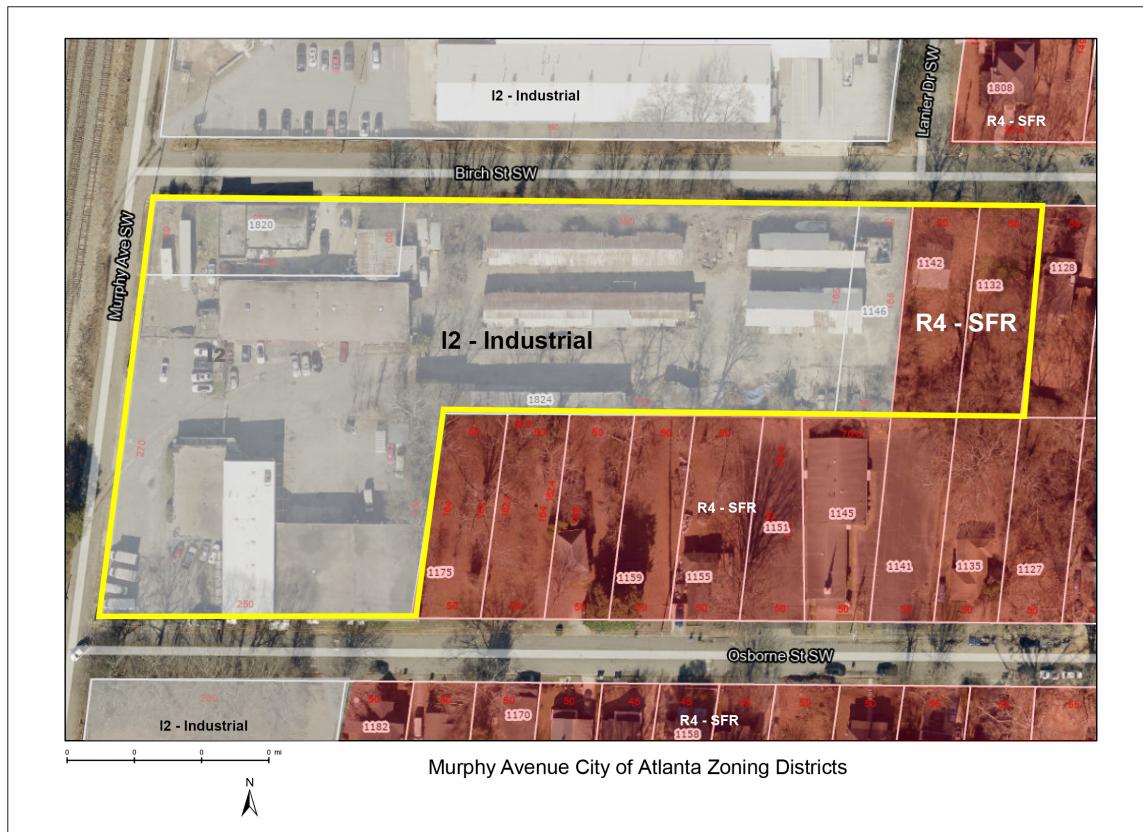
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