

# 605 ATHENA DRIVE

ATHENS, GA  
30605

**FOR SALE or LEASE**  
New Industrial Outside Storage  
10,000+/- SF Bldg. Under Construction  
9+/- Useable Acres

**TOMMY BARROW**

Advisor  
404.942.2067  
tbarrow@kingindustrial.com

**BRYAN MARSHBURN, SIOR, CCIM**

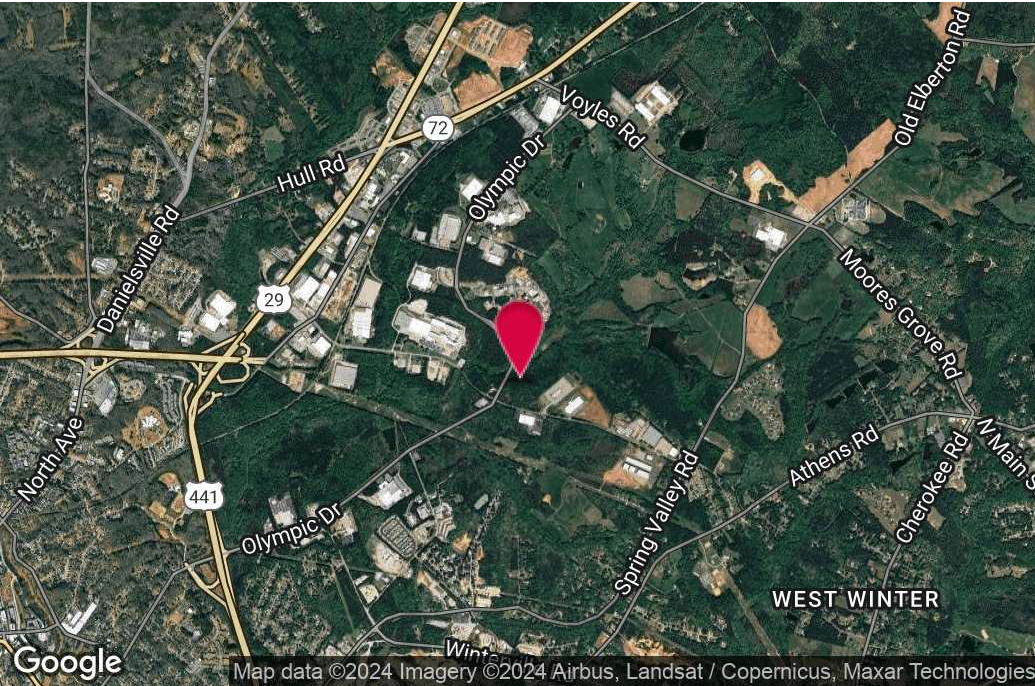
Senior Vice President  
404.942.2044  
bmarshburn@kingindustrial.com

**King** Industrial  
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**FOR SALE OR LEASE  
NEW INDUSTRIAL  
OUTSIDE STORAGE  
DEVELOPMENT**



**PROPERTY HIGHLIGHTS**

- New Industrial Outside Storage Development/Maintenance Facility
- Up to 9 Usable Acres For Sale or Lease
- 10,000+/- SF Building on 4.5+/- Acres
- Additional 4.5+/- Acres of Fenced & Graveled Outside Storage
- Will Build-to-Suit
- Willing to Subdivide
- 1.5+/- Miles to Highway 441
- Adjacent to FedEx Terminal

**OFFERING SUMMARY**

Lot Size:	4.5 to 9 Usable Acres
Building Size:	10,000 SF
Zoning:	Employment-Industrial Athens-Clark Co.

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AERIAL



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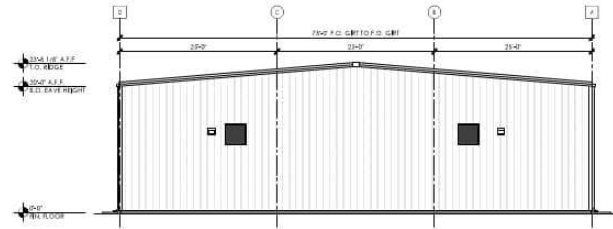
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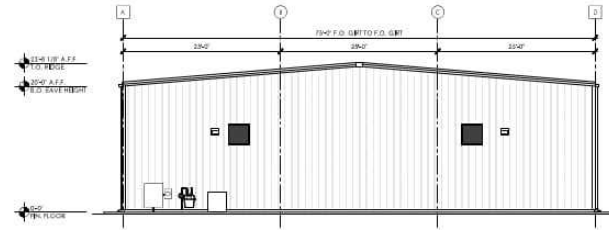


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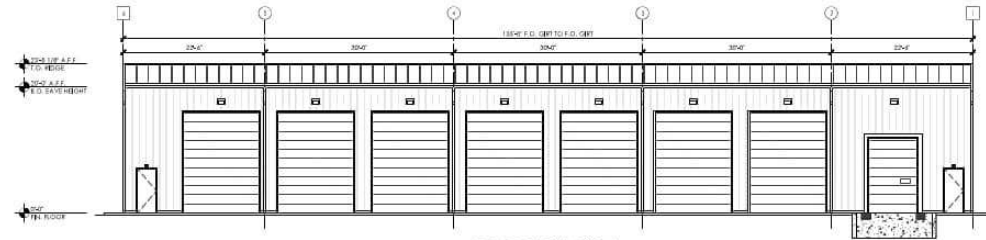
# RENDERING PHOTO



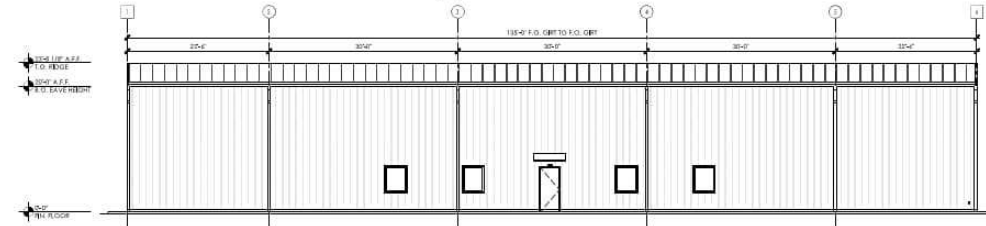
4 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



American Institute of Architects  
210 MILLS AVE, GREENVILLE, SC 29609  
864.242.2881  
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SEA

TRUCK MAINTENANCE FACILITY

605 ATHENA DRIVE  
ATHENS, GA 30605

REVISIONS

PROJECT DATA  
18,125 SQ FT  
PROJECT NUMBER  
2105  
ISSUE DATE  
06/16/24  
ATHENS, GA

A2.0  
EXTERIOR ELEVATIONS

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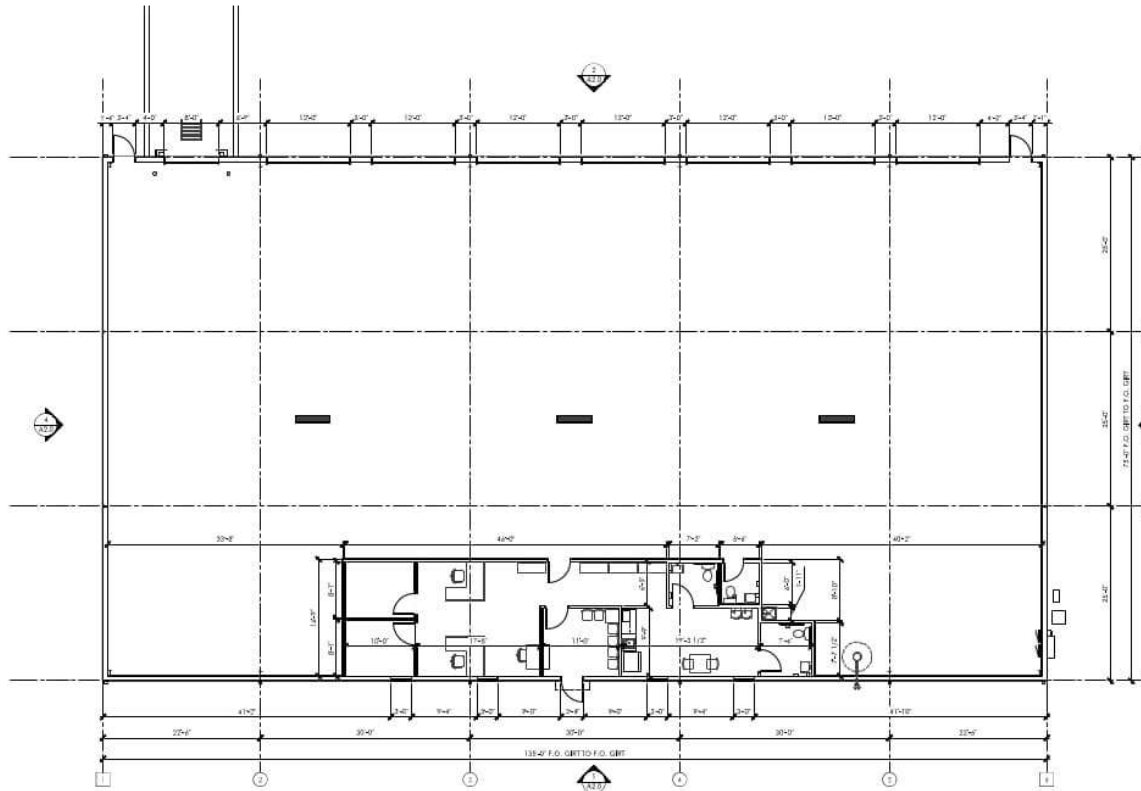
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# FLOOR PLAN



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 310 MILLS AVE. GREENVILLE, SC 29601  
 864.242.2881  
 www.kingandbarrow.com  
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 AIA ARCHITECT  
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 REAL



1 PROPOSED FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**TRUCK MAINTENANCE FACILITY**  
 605 ATHENA DRIVE  
 ATHENS, GA 30605

REVISIONS

PROJECT DATA
18,129 SQ FT
<b>PROJECT NUMBER</b> 24137
<b>ISSUE DATE</b> 05-16-24
ATHENS, GA

**A1.0**  
 PROPOSED FLOOR PLAN

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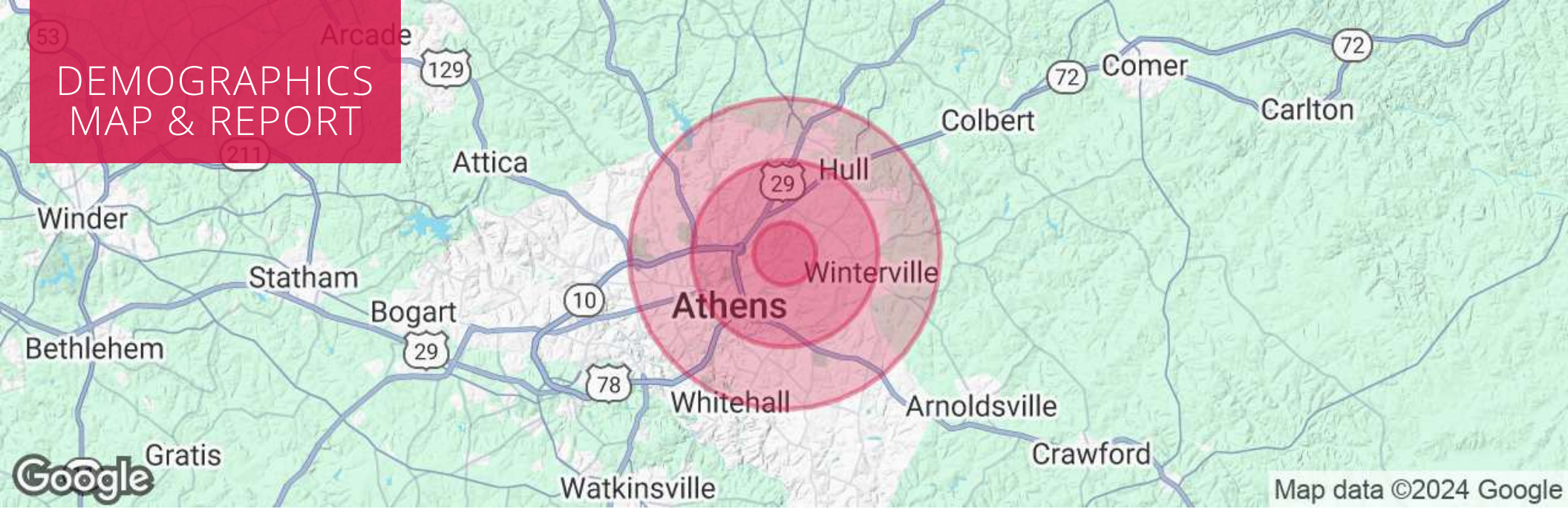


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,052	31,438	91,227
Average Age	37	34	33
Average Age (Male)	37	33	33
Average Age (Female)	38	35	34

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	371	13,002	35,398
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$48,051	\$55,740	\$66,416
Average House Value	\$176,691	\$262,363	\$306,740

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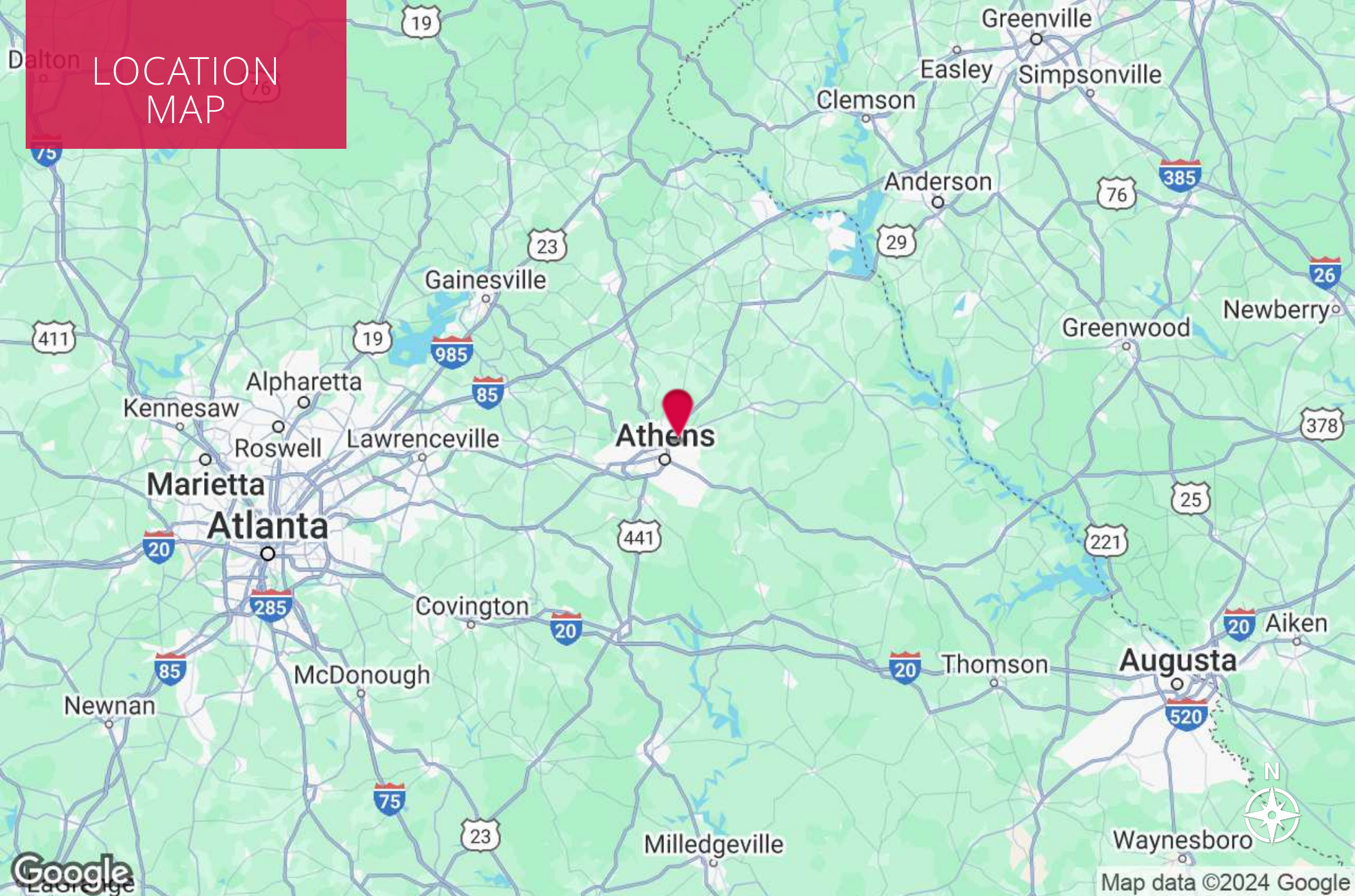
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# LOCATION MAP



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EXCLUSIVELY LISTED BY:

**TOMMY BARROW**

*Advisor*

[tbarrow@kingindustrial.com](mailto:tbarrow@kingindustrial.com)

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