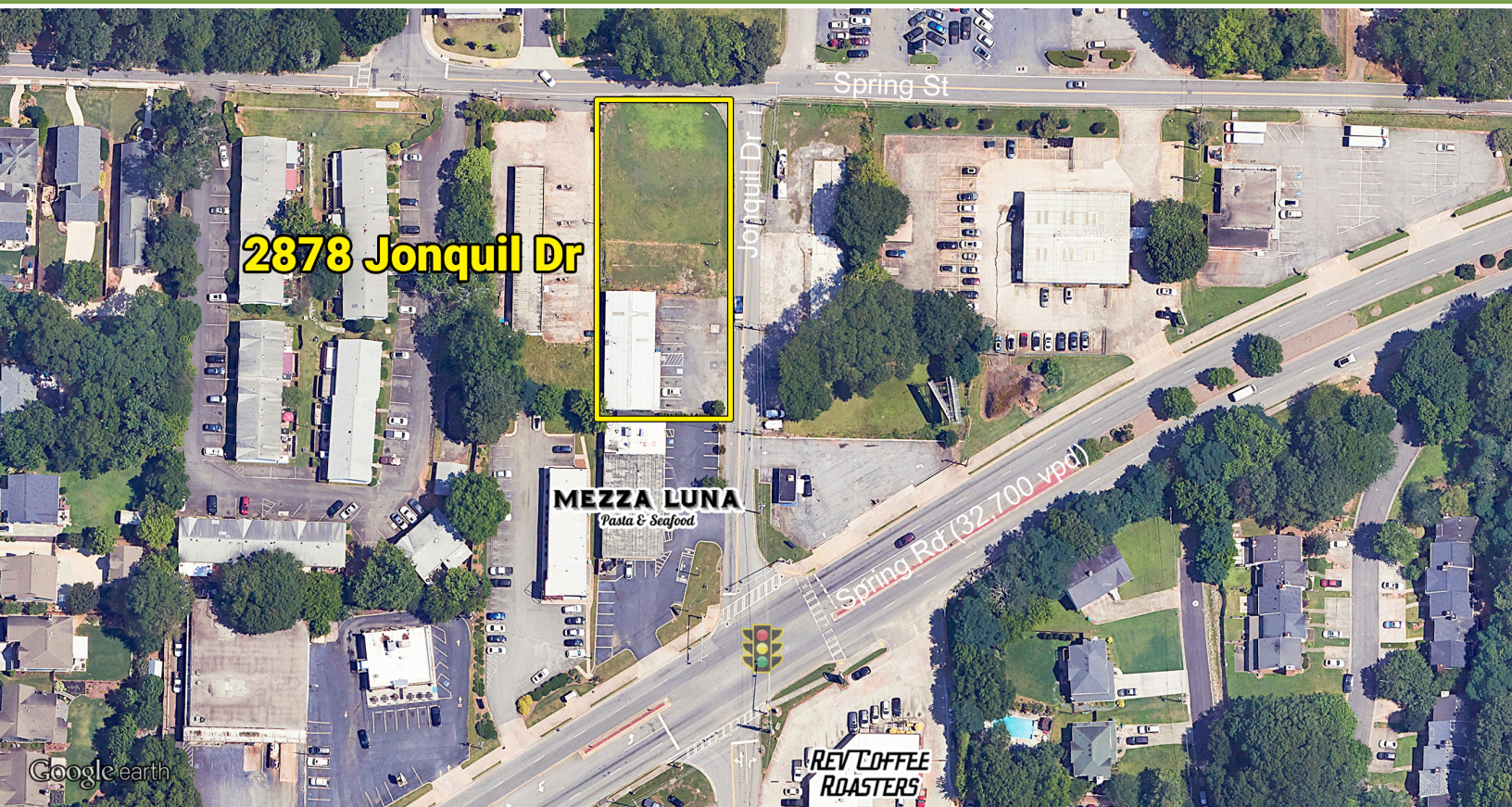


# 4,000± SF Freestanding Industrial Building for Sale



2878 Jonquil Drive, City of Smyrna, GA 30080



## Property Highlights

- 4,000± SF single-tenant metal building on 0.57± acres
- Constructed in 1978; currently 100% leased to a signage and screen-printing business at below-market rents
- Fully air-conditioned and sprinklered building
- Zoned GC (General Commercial) in the City of Smyrna
- Includes adjacent ±0.34-acre tract, offering additional flexibility or future expansion/redevelopment potential
- Highly accessible location just ±2.3 miles from The Battery Atlanta, home of Truist Park and the Atlanta Braves, 0.6± mile from Downtown Smyrna, 2.7± miles from Cumberland/Galleria, 3.6± miles from Vinings, and 6± miles from Marietta Square
- Excellent connectivity and visibility to one of metro Atlanta's most active commercial and entertainment hubs
- Strong surrounding demographics and robust regional growth

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.

### Broker contact:

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gmm@mcwrealty.com

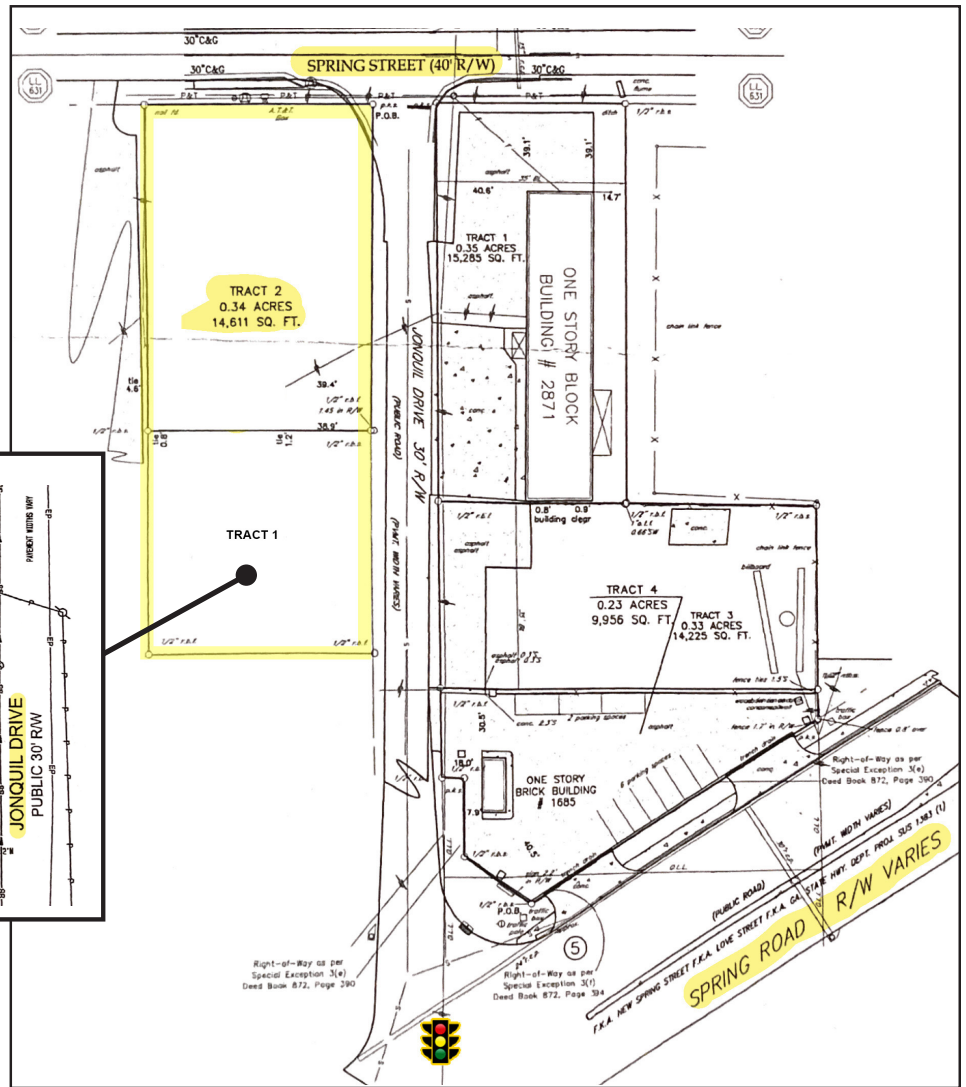
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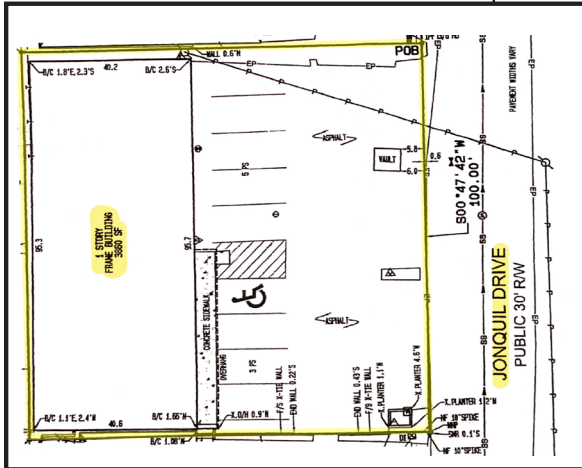
mcwrealty.com



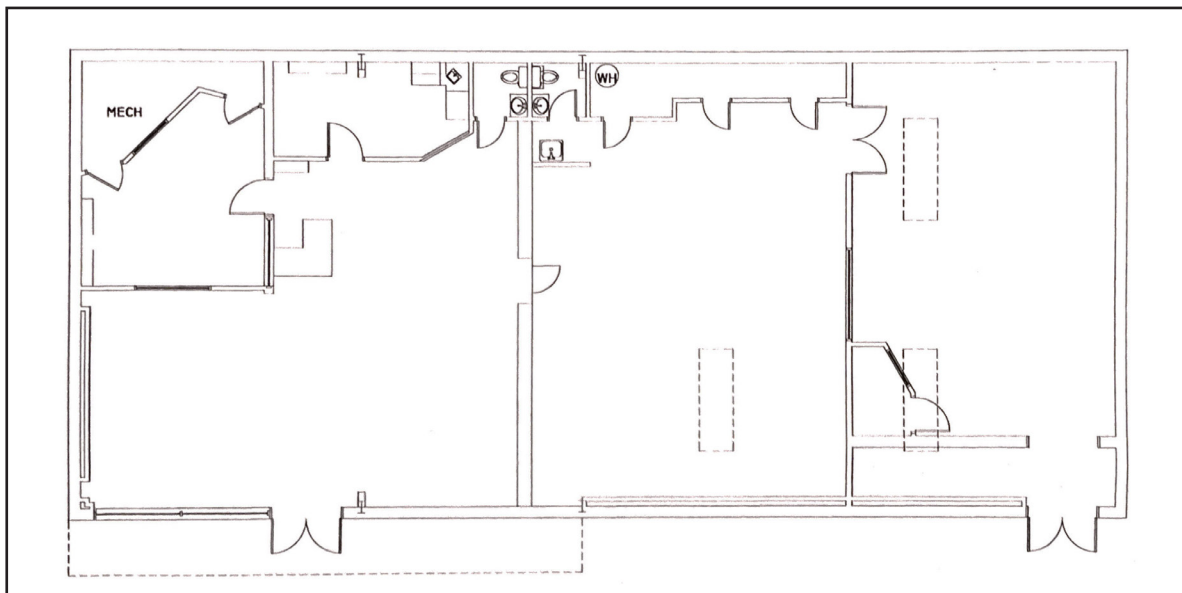
## Site Plan



## Tract 1 Site Plan



## Building Floor Plan



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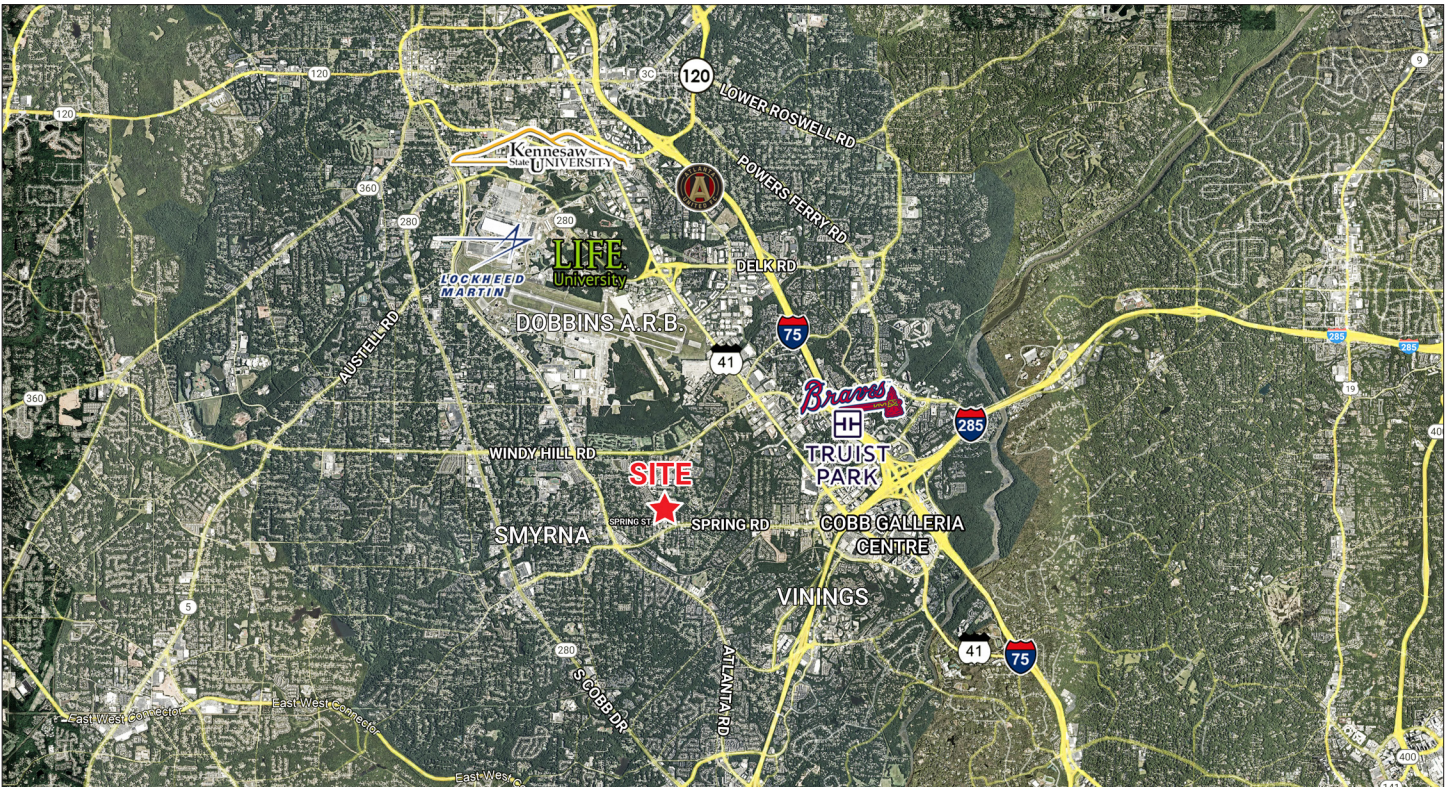
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