

# FLEX SPACE FOR LEASE-

3,400/SF IN CHASE ST. PARK WAREHOUSES

160 TRACY ST. UNIT 3  
ATHENS, GA 30601



CARDINAL REAL ESTATE  
ADVISORS



ROBERT JAHN

Broker

706.340.3311

[robert@cardinalrealestateadvisors.com](mailto:robert@cardinalrealestateadvisors.com)

## PROPERTY FEATURES

- 3,400/SF, space measures 85'x40'
- Access to bumper high loading dock.
- Roll-up door.
- 16' high ceilings.
- New HVAC system.
- Tenant Improvements negotiable.
- \$12/SF base rent (\$3,400/month)  
plus \$2.37/SF TICAM (\$671/month)

