

100 MKDA WAY

GRIFFIN, GA
30224

New Construction For Sale
62,748+/- SF Warehouse on 22+/- Acres

RYAN CLARK

Vice President
404.942.2037
rclark@kingindustrial.com

BRYAN MARSHBURN, SIOR, CCIM

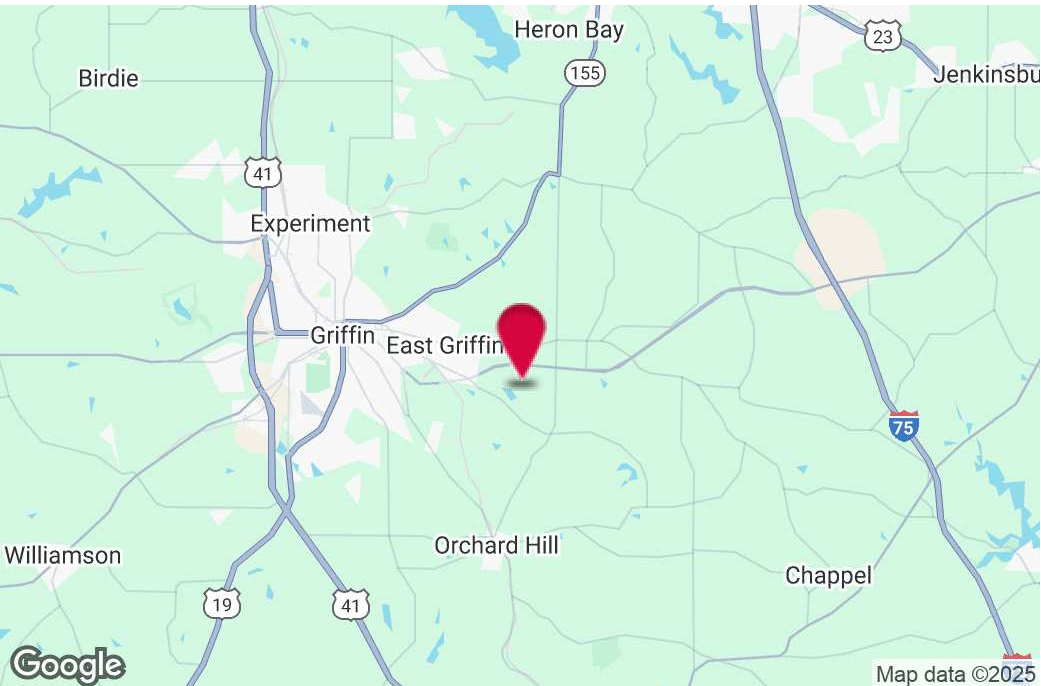
Senior Vice President
404.942.2044
bmarshburn@kingindustrial.com



Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com



FOR SALE 62,748+/- SF WAREHOUSE



PROPERTY HIGHLIGHTS

- 6,000+/- SF Office w/Elevator, Oversized Breakroom, 2 Story Atrium Entryway
- 4,000 Amps, 480/277 Volts
- 2/3 Space is 100% HVAC Controlled
- Wet & Dry Sprinkler System
- 19' - 40' Clear Height, 10 Ton Bridge Crane
- 3" Water Line, Water Treatment System for Production
- Fenced, Gated and Lighted
- Building Expandable up to 60,000+/- SF

OFFERING SUMMARY

Lot Size:	22 Acres
Building Size:	New Construction 62,748 SF
Zoning:	PUD-Planned Urban Development

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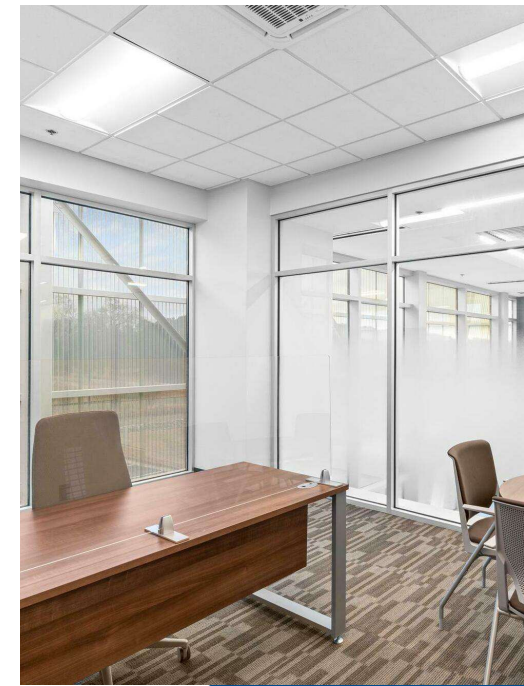
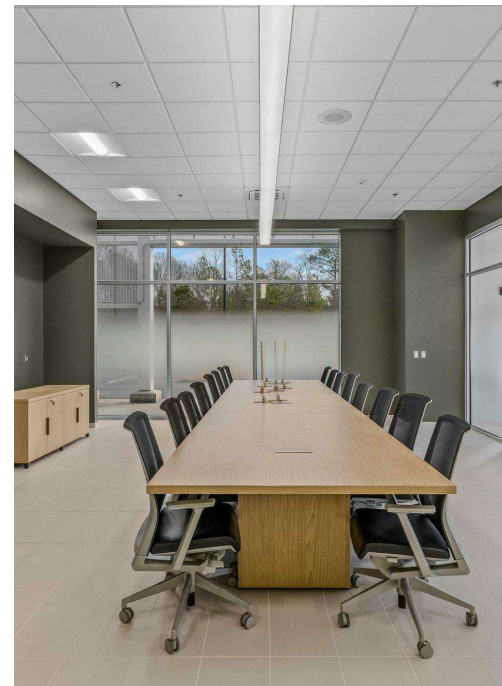
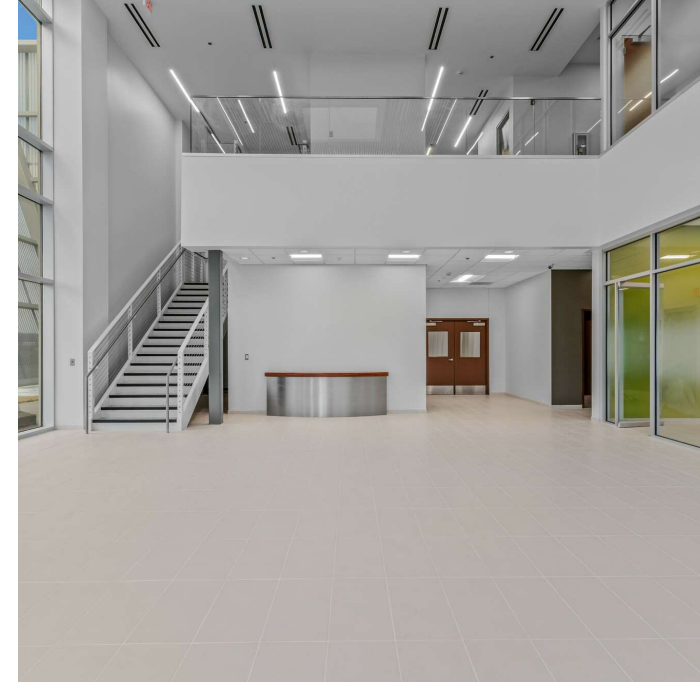
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OFFICE PHOTOS



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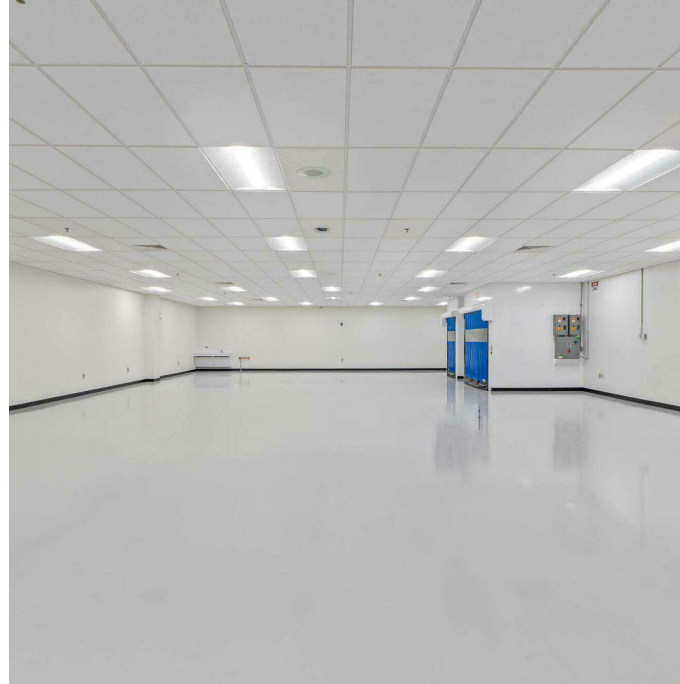
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WAREHOUSE PHOTOS



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EXTERIOR PHOTOS



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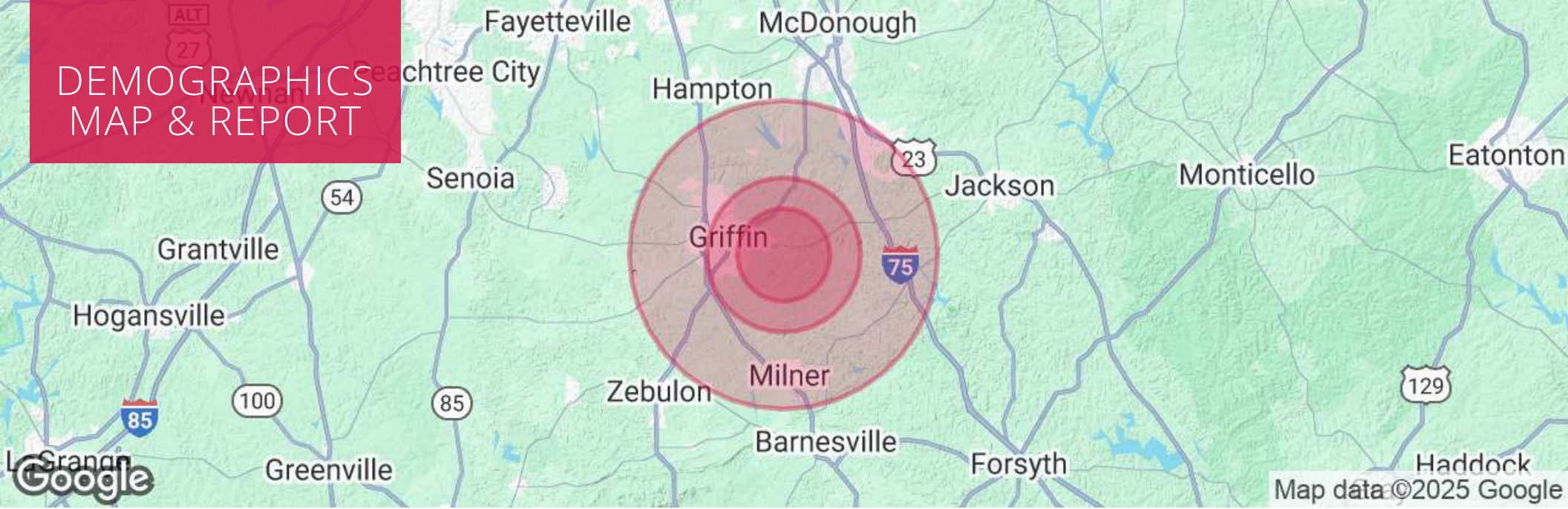
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	9,842	34,954	98,609
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	3,775	13,497	35,913
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$78,886	\$69,131	\$84,644
Average House Value	\$239,541	\$226,188	\$248,721

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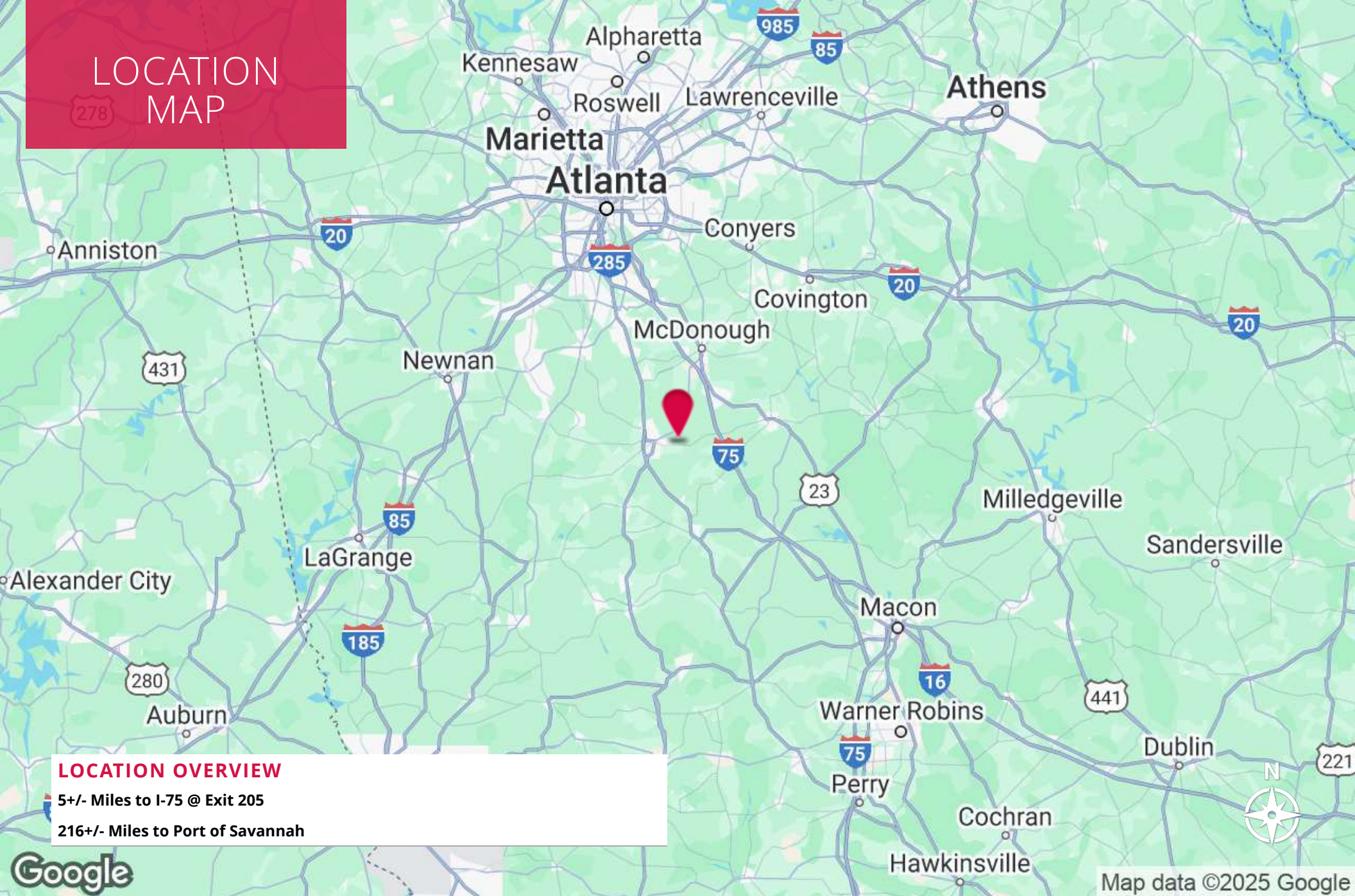
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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