



LEASE

36,900 SF Warehouse Sublease

1314 US HWY 411
Fairmount, GA 30139

PRESENTED BY:

MATTHEW LEVIN, CCIM
O: 770.209.1700
levinm@svn.com
GA #119351

PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	1314 US Hwy 411, Fairmount, GA 30139
AVAILABLE SUBLEASE	36,900 SF+-
SUBLEASE TERM	04/30/2026
SUBLEASE RATE	\$4.00 SF MG
TOTAL BUILDING SIZE	72,000 SF
LOT SIZE	10.17 Acres

For sublease through April 2026 (more term may be added) is a 36,900 SF space within a 72,000 SF+- metal warehouse, with 14' to 16' ceiling height, fully sprinklered with updated fire monitoring, LED lighting, 600 amp-3 phase power and compressed air lines equalized throughout. The space is served by a covered loading dock with one 8'w x 10'h door on the north end, two dock high loading doors on the south end (8'w x 10'h), an 18'w x 13' h drive in door on the front and a ramped door (10'w x 12'h) on the south end.

The 36,900 SF is comprised of a 26,900 SF+- main shop that has 18,000 SF+- on the front with one row of 25' on center columns at 126' depth from the front wall, and an 8,900 SF+- double ramped rear area elevated 3 feet. Adjacent on the north end is a 6,000 SF+- shop area (100'w x 60'd) with one office, breakroom and two restrooms.

A freestanding 3,900 shop (60'd x 65'w) has 2 at grade doors (12'w x 12'h front and 10'w x 10'h side) with LED lighting and replaced roof. There is outside storage on the north end and a secured gated and fenced lay down yard on the south end.

The Fairmount, GA location is one hour north of Atlanta (40 minutes on I-75 north then 20 minutes north of I-75 exit 293) and 30 minutes south of the CSX Appalachian Regional Intermodal Port (Crandall, GA) on US Hwy 411.

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351



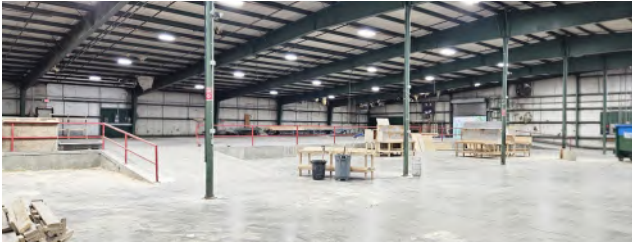
- 36,900 SF for sublease through April 2026 (Additional term may be added.)
- Private office, breakroom and 2 restrooms, 14' to 16' ceiling height, LED lighting, 600 amp-3 phase power, sprinklered, compressed air hoses equalized throughout, fire alarm monitoring updated
- 3 loading docks; one covered (all 8'w x 10' h), 1 drive in door (18'w x 13' h) one ramped door (10'w x 12'h)
- Includes 3,900 SF freestanding shop with LED lighting and 2 at grade doors (12'w x 12'h front and 10'w x 10'h side)
- \$1,300 per month average power cost (submetered) and \$80 average water
- Outdoor storage - fenced and gated lay down area

AERIAL MAP



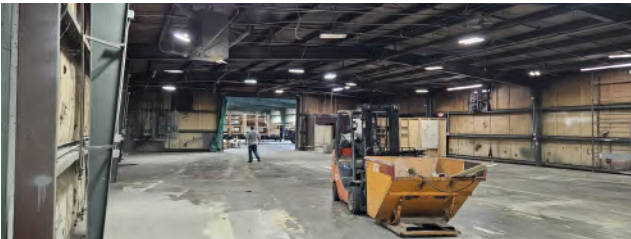
MATTHEW LEVIN, CCIM
O: 770.209.1700
levinm@svn.com
GA #119351

ADDITIONAL PHOTOS



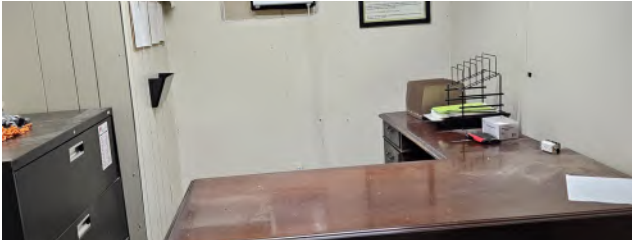
MATTHEW LEVIN, CCIM
O: 770.209.1700
levinm@svn.com
GA #119351

ADDITIONAL PHOTOS



MATTHEW LEVIN, CCIM
O: 770.209.1700
levinm@svn.com
GA #119351

ADDITIONAL PHOTOS



MATTHEW LEVIN, CCIM
O: 770.209.1700
levinm@svn.com
GA #119351

DEMOGRAPHICS MAP & REPORT

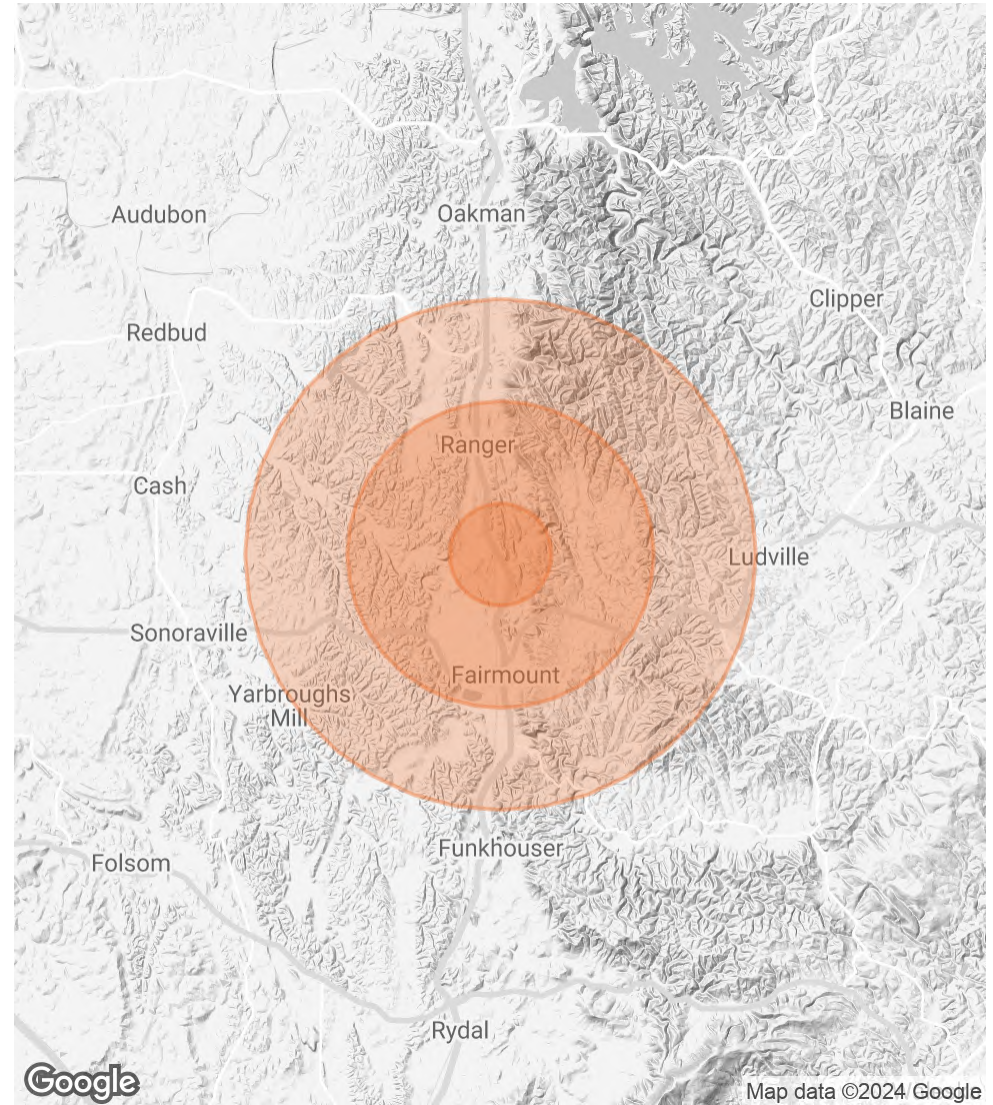
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	183	2,031	4,043
AVERAGE AGE	44	44	43
AVERAGE AGE (MALE)	44	44	43
AVERAGE AGE (FEMALE)	44	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	74	817	1,595
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$74,201	\$75,909	\$80,143
AVERAGE HOUSE VALUE	\$268,530	\$257,021	\$285,240

Demographics data derived from AlphaMap



MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351

ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

levinm@svn.com

Direct: **770.209.1700** | Cell: **678.467.9658**

GA #119351

PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life. you're

SVN | Interstate Brokers
3300 Holcomb Bridge Rd, Ste 240
Peachtree Corners, GA 30092
404.303.1232

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351