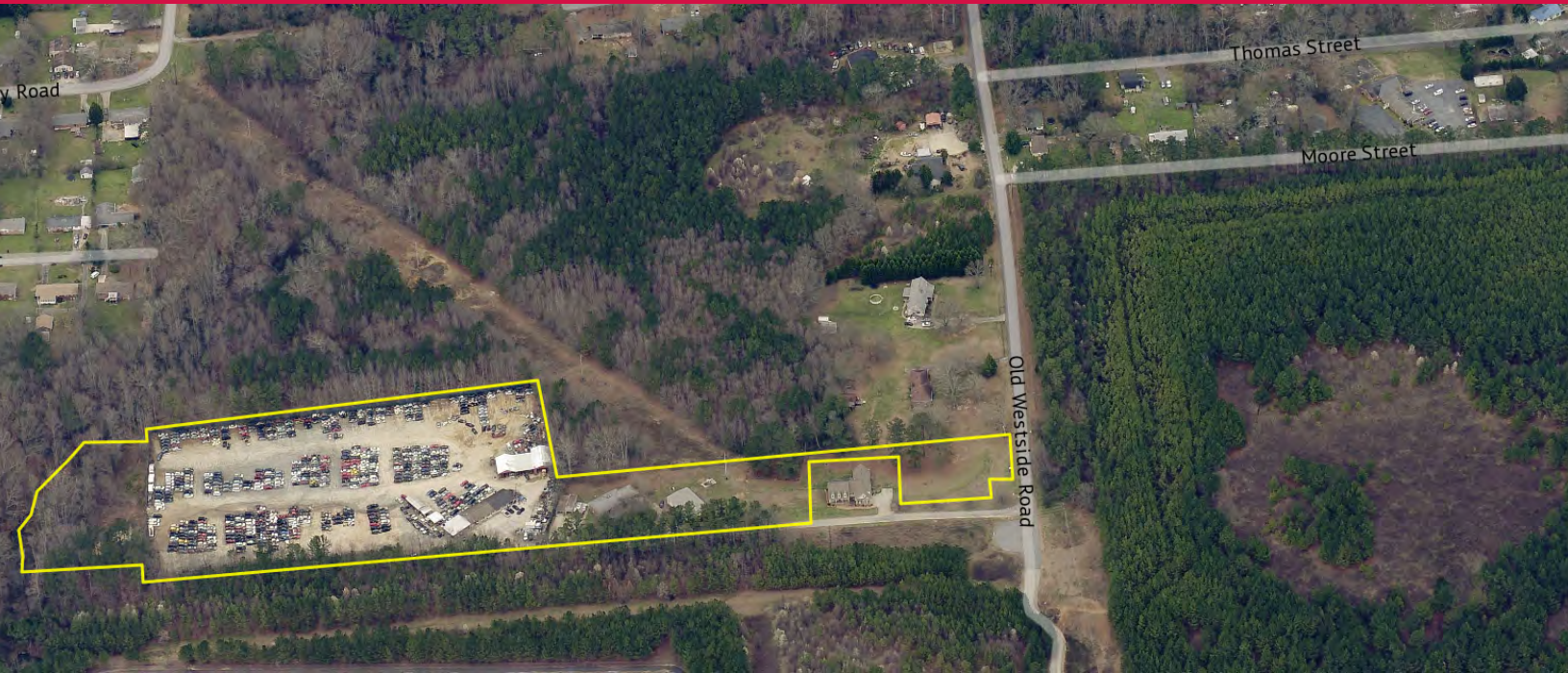


# INDUSTRIAL PROPERTY FOR SALE

## 5 Stand-Alone Buildings on 9.8+/- Acres



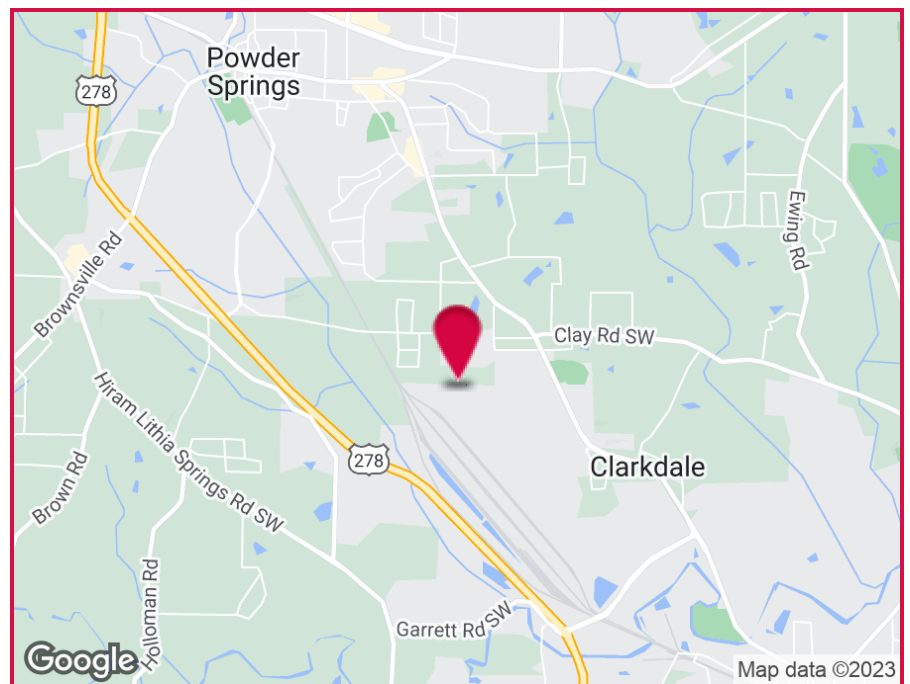
## 4792 Old Westside Road, Austell, GA 30106

### OFFERING SUMMARY

Lot Size: 9.8 Acres  
Zoning: LI

### PROPERTY HIGHLIGHTS

- 5 Stand-Alone Buildings
- 5,000+/- SF Office Shop with 2,000+/- SF Office & 5 Drive-In Doors
- 1,000+/- Shop with 1 Drive-In Door
- 4,000+/- SF Open Shed
- 3,000+/- SF Brick Ranch
- 2,500+/- SF Shop with 6 Drive-In Doors
- 6.142+/- Acres Fenced & Screened



For More Information Contact:

**BRIAN BRATTON, SIOR**  
Vice President  
404.942.2028  
bbratton@kingindustrial.com

**STEVE RATCHFORD, SIOR, CCIM**  
Senior Vice President  
404.942.2003  
sratchford@kingindustrial.com

# INDUSTRIAL PROPERTY FOR SALE

5 Stand-Alone Buildings on 9.8+/- Acres  
4792 Old Westside Road, Austell, GA 30106

**KING** Industrial  
Realty, Inc.



For More Information Contact:

**BRIAN BRATTON, SIOR**

Vice President

404.942.2028

bbratton@kingindustrial.com

**STEVE RATCHFORD, SIOR, CCIM**

Senior Vice President

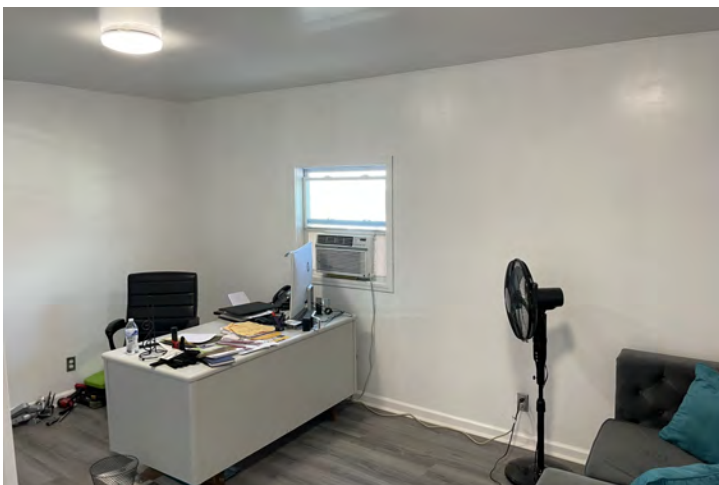
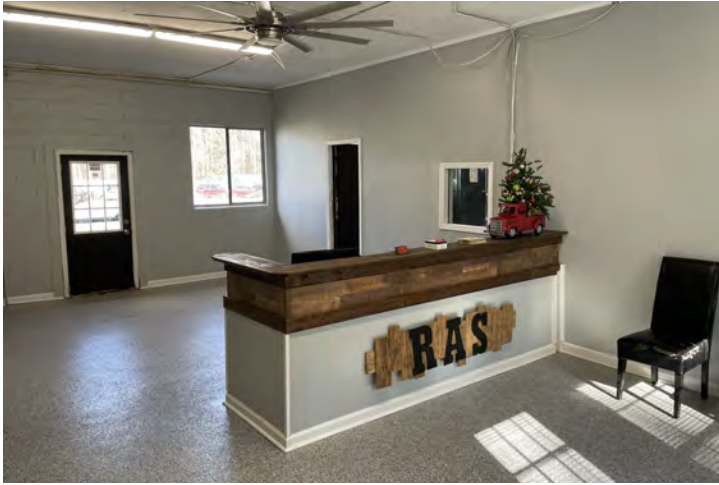
404.942.2003

sratchford@kingindustrial.com

# INDUSTRIAL PROPERTY FOR SALE

5 Stand-Alone Buildings on 9.8+/- Acres  
4792 Old Westside Road, Austell, GA 30106

**King** Industrial  
Realty, Inc.



For More Information Contact:

**BRIAN BRATTON, SIOR**

Vice President

404.942.2028

bbratton@kingindustrial.com

**STEVE RATCHFORD, SIOR, CCIM**

Senior Vice President

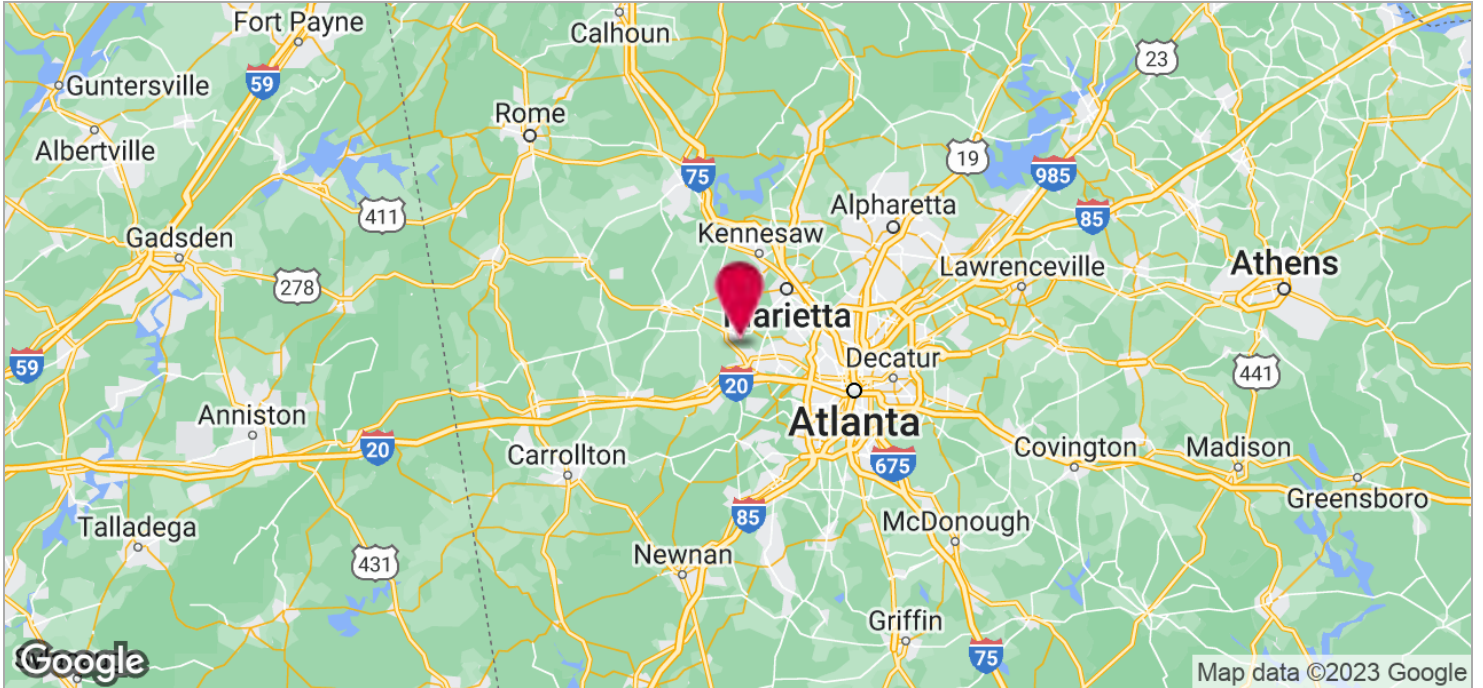
404.942.2003

sratchford@kingindustrial.com

# INDUSTRIAL PROPERTY FOR SALE

## 5 Stand-Alone Buildings on 9.8+/- Acres

4792 Old Westside Road, Austell, GA 30106



For More Information Contact:

**BRIAN BRATTON, SIOR**

Vice President

404.942.2028

bbratton@kingindustrial.com

**STEVE RATCHFORD, SIOR, CCIM**

Senior Vice President

404.942.2003

sratchford@kingindustrial.com



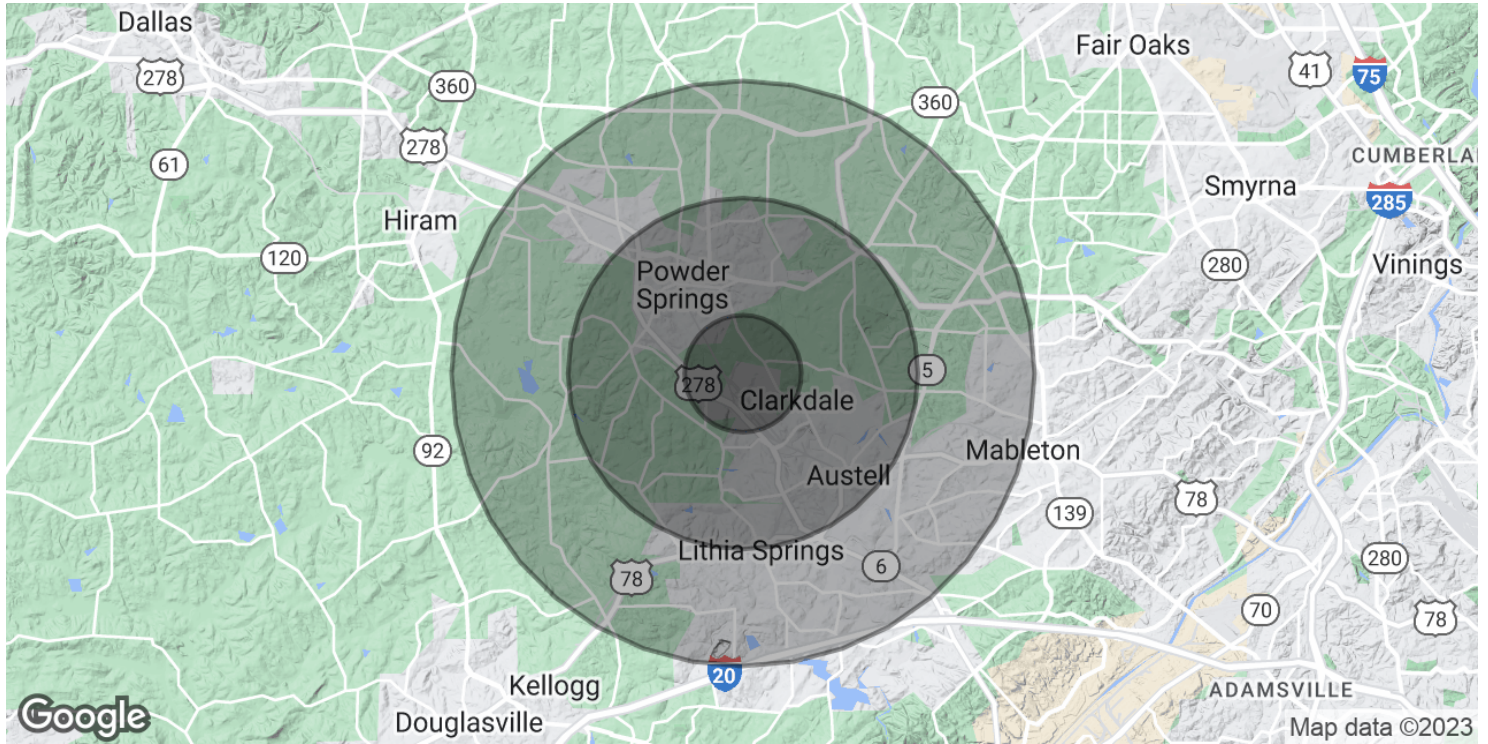
1920 Monroe Dr., NE. Atlanta, GA 30324 • 404.942.2000 • www.kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions

# INDUSTRIAL PROPERTY FOR SALE

## 5 Stand-Alone Buildings on 9.8+/- Acres

4792 Old Westside Road, Austell, GA 30106



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,967	40,865	123,562
Average Age	40.0	38.7	37.3
Average Age (Male)	40.5	38.8	37.0
Average Age (Female)	39.4	38.6	37.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,308	15,169	46,463
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$81,469	\$71,007	\$75,125
Average House Value	\$167,028	\$168,664	\$176,506

\* Demographic data derived from 2020 ACS - US Census

For More Information Contact:

**BRIAN BRATTON, SIOR**  
 Vice President  
 404.942.2028  
 bbratton@kingindustrial.com

**STEVE RATCHFORD, SIOR, CCIM**  
 Senior Vice President  
 404.942.2003  
 sratchford@kingindustrial.com

