

INDUSTRIAL PROPERTY FOR SALE

163,000+/- SF Warehouse on 9.66+/- Ac



4 Park Avenue, Griffin, GA 30223

OFFERING SUMMARY

Lot Size: 9.66 Acres
Building Size: 163,000 SF
Zoning: C-2

PROPERTY HIGHLIGHTS

- FEDERAL OPPORTUNITY ZONE
- Tier 1 County \$4,000 Job Tax Credit
- 5 Dock High Doors
- 3 Drive-In Doors
- Double Frontage
- Corner Lot
- 8.7+/- Miles to I-75 via GA 16
- 33.5+/- Miles to Hartsfield Jackson Airport
- 217+/- Miles to Port of Savannah



For More Information Contact:

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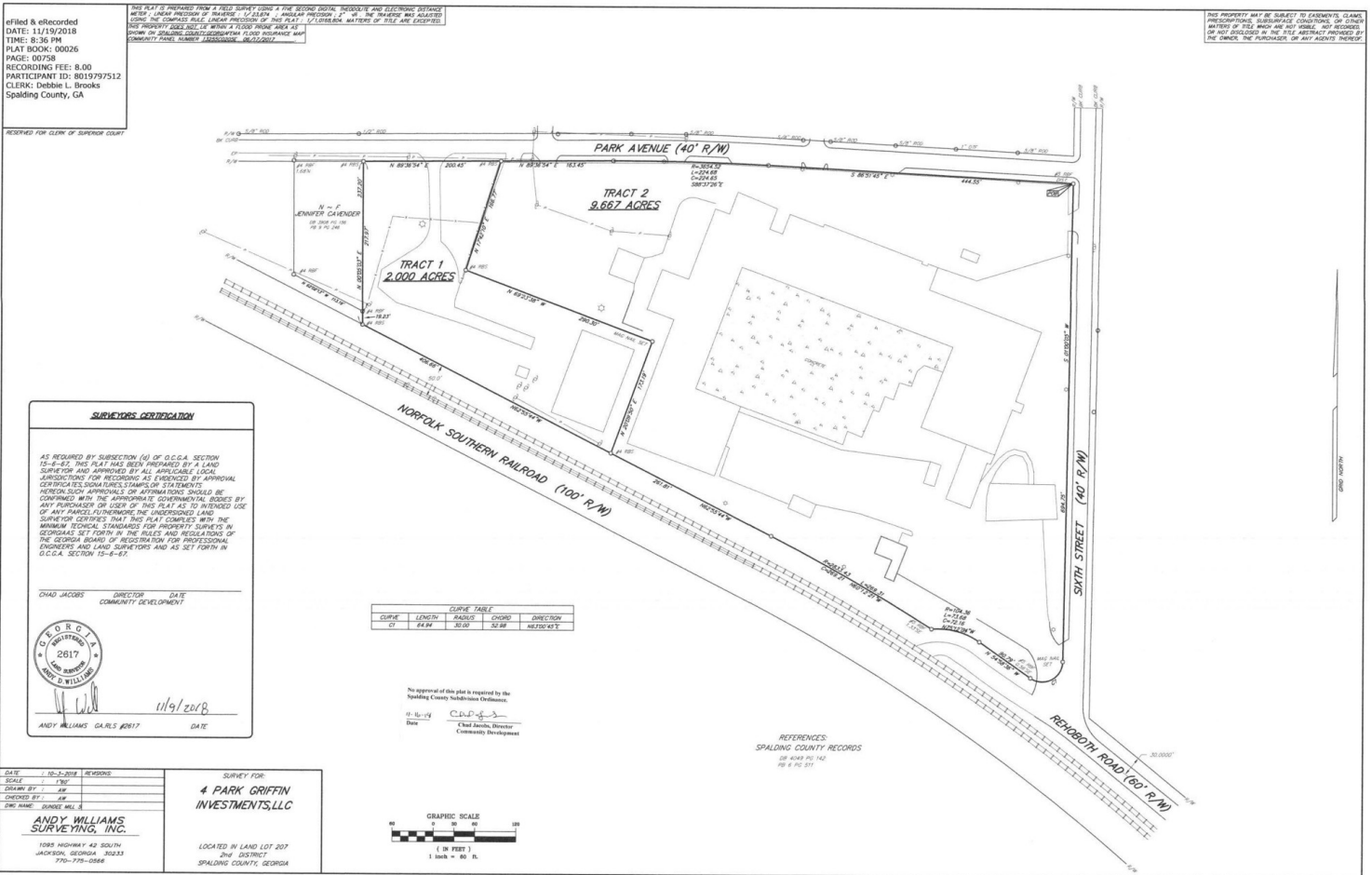
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INTERNATIONAL

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

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Site Plan

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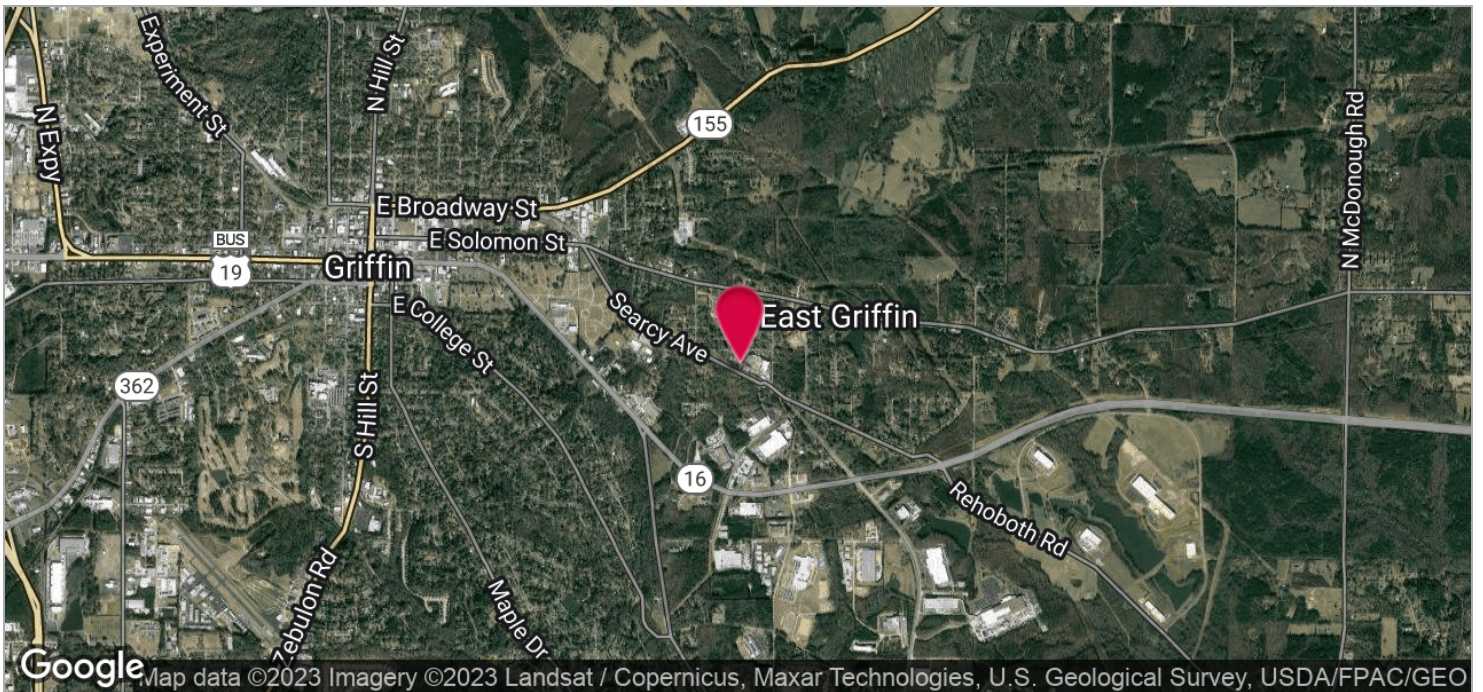
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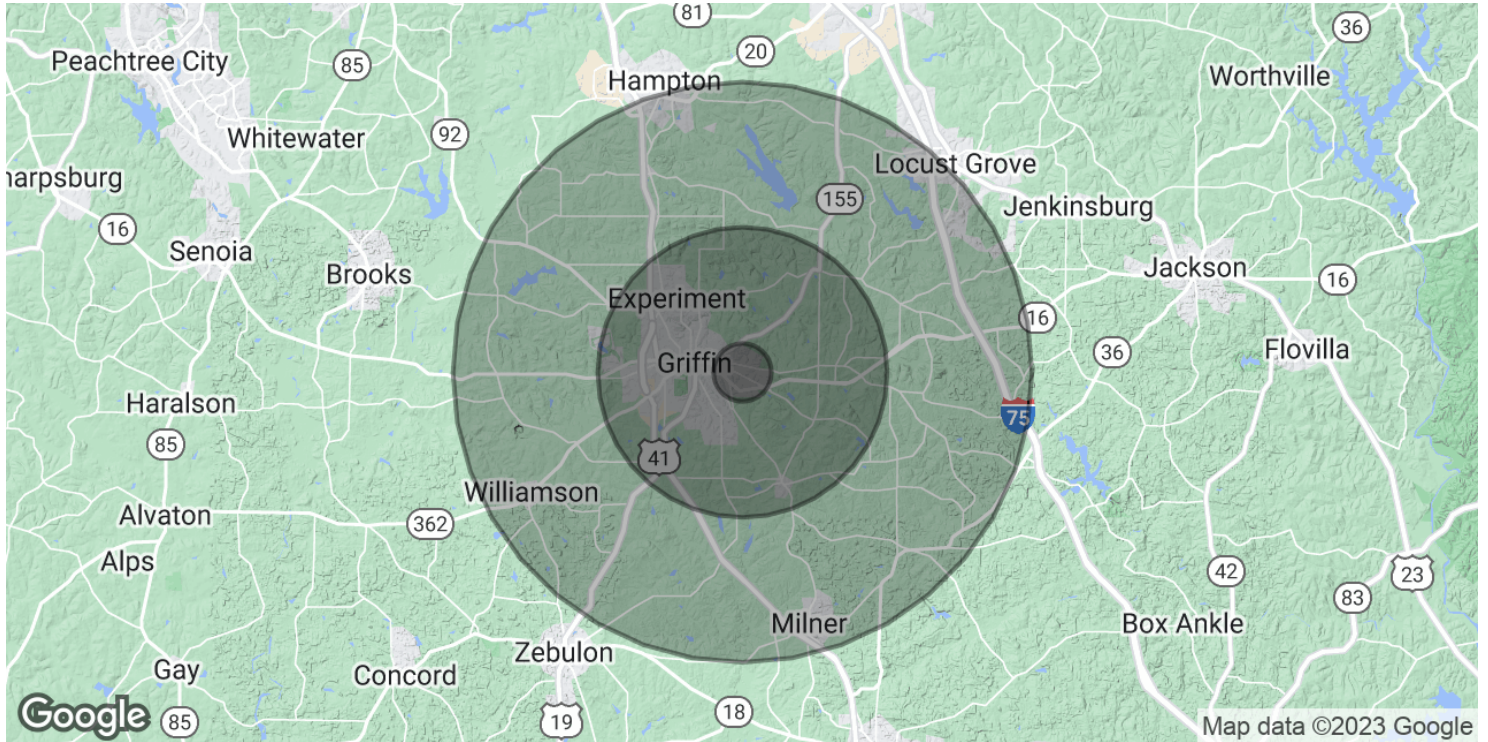
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,061	37,637	90,078
Average Age	41.7	37.2	36.6
Average Age (Male)	42.3	35.3	35.3
Average Age (Female)	41.4	38.2	37.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	787	14,139	32,384
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$46,295	\$49,409	\$55,244
Average House Value	\$122,942	\$160,269	\$189,811

* Demographic data derived from 2020 ACS - US Census

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