

5000 KRISTIE WAY CHAMBLEE, GA 30341

FOR SUBLEASE

44,539± SF Total on 7.93± Acres
Rare Infill Industrial Outside Storage

ROBERT GRAHAM

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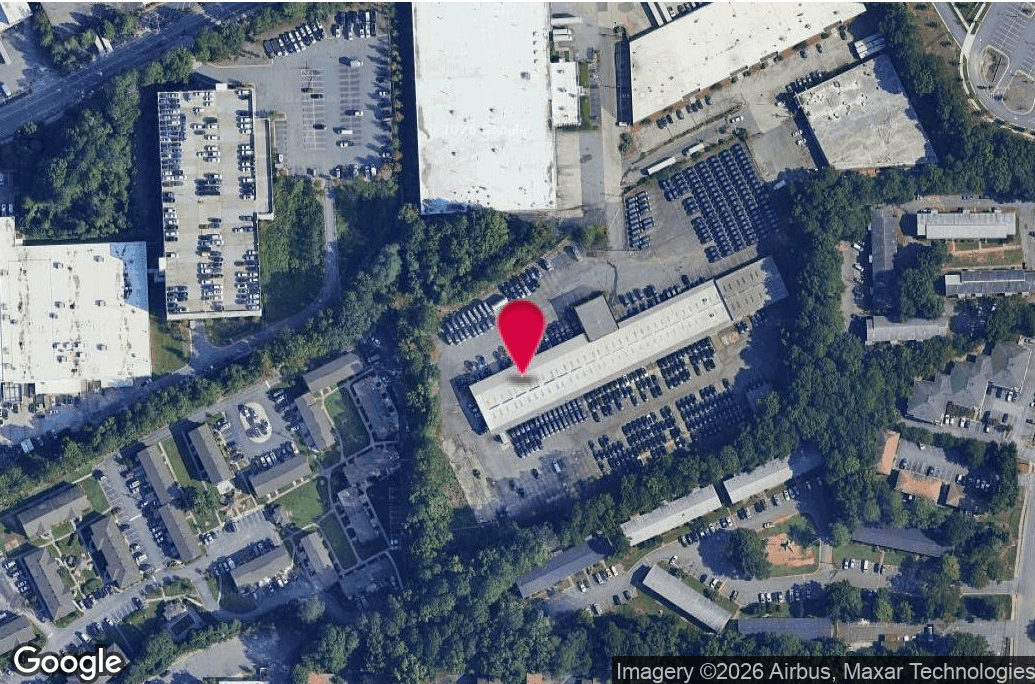
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44,539± SF ON
7.93± ACRES



PROPERTY HIGHLIGHTS

- 3 Buildings: Truck Terminal, Maintenance Shop, Auxiliary Building
- Former Cross Dock Truck Terminal Capable of 60 Dock Positions
- Dock & Drive-In Loading
- Paved & Secured Outside Storage with Gated Entrance
- 150 Striped Spaces with Ability to Expand
- Potential Last Mile Location
- Zoned I City of Chamblee
- Sublease Through 7/31/28
- Flexible Terms Available
- Will Consider Subleasing a Portion of the Building and/or Storage Yard

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ADDITIONAL PHOTOS



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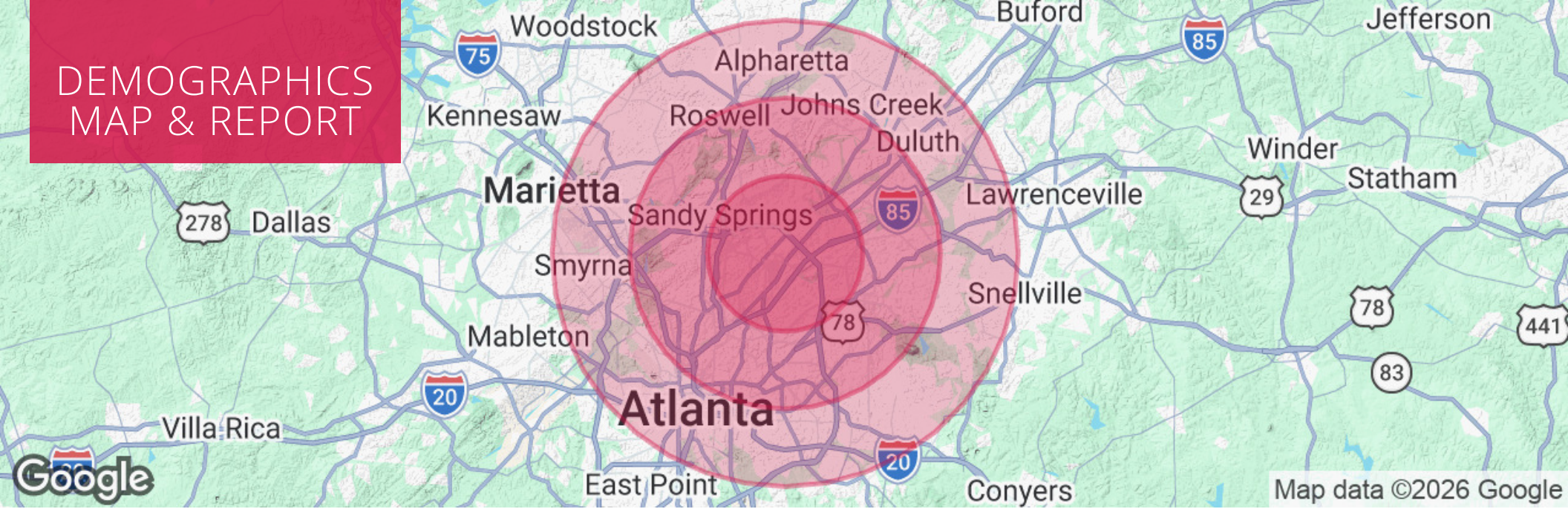
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Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	300,754	1,192,796	2,148,437
Average Age	38	38	38
Average Age (Male)	37	38	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	128,593	507,818	870,122
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$138,898	\$138,554	\$132,420
Average House Value	\$585,525	\$583,198	\$524,871

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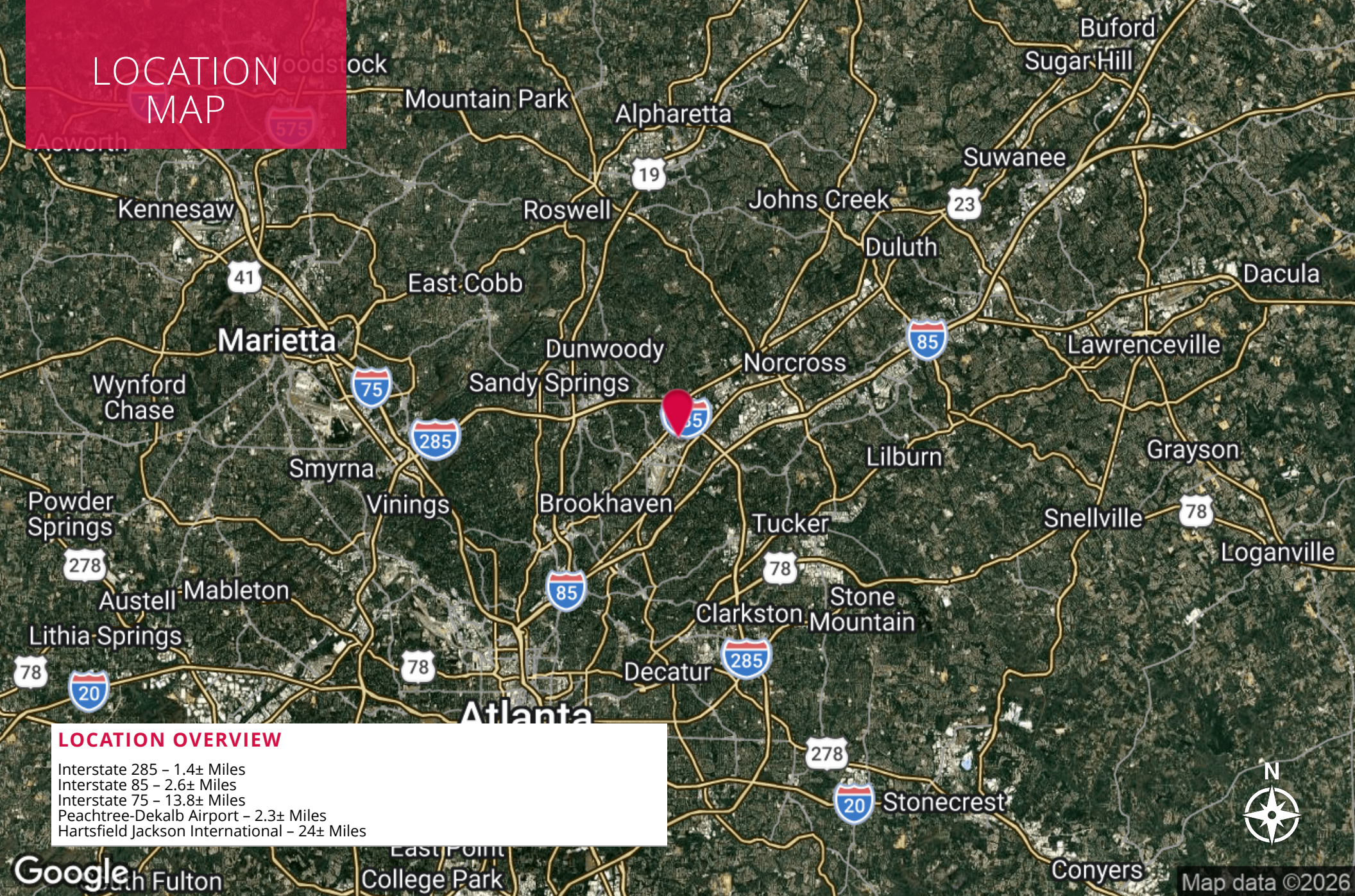
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LOCATION MAP



LOCATION OVERVIEW

Interstate 285 - 1.4± Miles
Interstate 85 - 2.6± Miles
Interstate 75 - 13.8± Miles
Peachtree-Dekalb Airport - 2.3± Miles
Hartsfield Jackson International - 24± Miles

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EXCLUSIVELY LISTED BY:

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