

FOR SALE

20,000 SF Warehouse Zoned Heavy Industrial

6780 GREEN INDUSTRIAL WAY

Morrow, GA 30260

PRESENTED BY:

MATTHEW LEVIN, CCIM

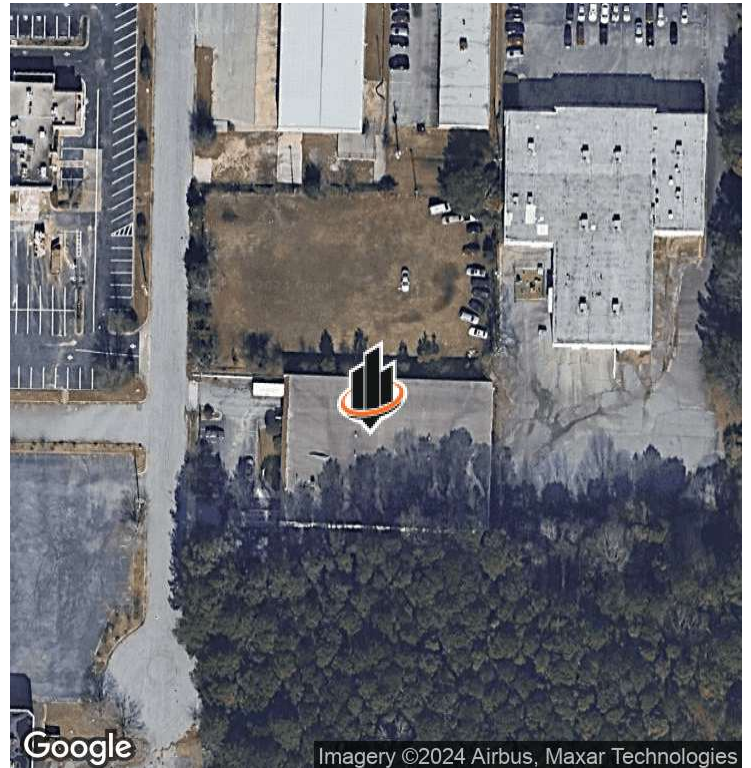
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GA #119351



PROPERTY SUMMARY



OFFERING SUMMARY

PRICE	\$1,925,000 / \$96 SF
BUILDING SIZE	20,000 SF+-
LOT SIZE	1.1 Acres+-
ZONING	Heavy Industrial
POWER	480 Amp 3 Phase
SPRINKLER	Yes
CONSTRUCTION	Tilt Up Concrete
YEAR BUILT	1973

PROPERTY DESCRIPTION

For sale is a freestanding, sprinklered 20,000 SF+- warehouse with 1,200 SF+- of office on 1.1 acres+- zoned heavy industrial. The four front loading docks include 2@10'w x 10'h dock high doors with levelers, 1@8'w x 10'h half height dock and 1@8'w x 10'h at grade door. The 18' clear warehouse has 480 amp 3-phase service, LED and metal halide lighting, ceiling mounted gas heaters, air exhaust fans, a shop manager office, restrooms and utility sink. The 1,200 SF+- office showroom includes three private offices.

The property is located in the city of Morrow, Clayton County 15 minutes from downtown Atlanta via I-75 to the Jonesboro Road exit 233 (GA Hwy 54). Green Industrial Way is a quiet cul-de-sac off Mount Zion Road, one half mile from I-75 and 7 miles from I-285 & I-675.

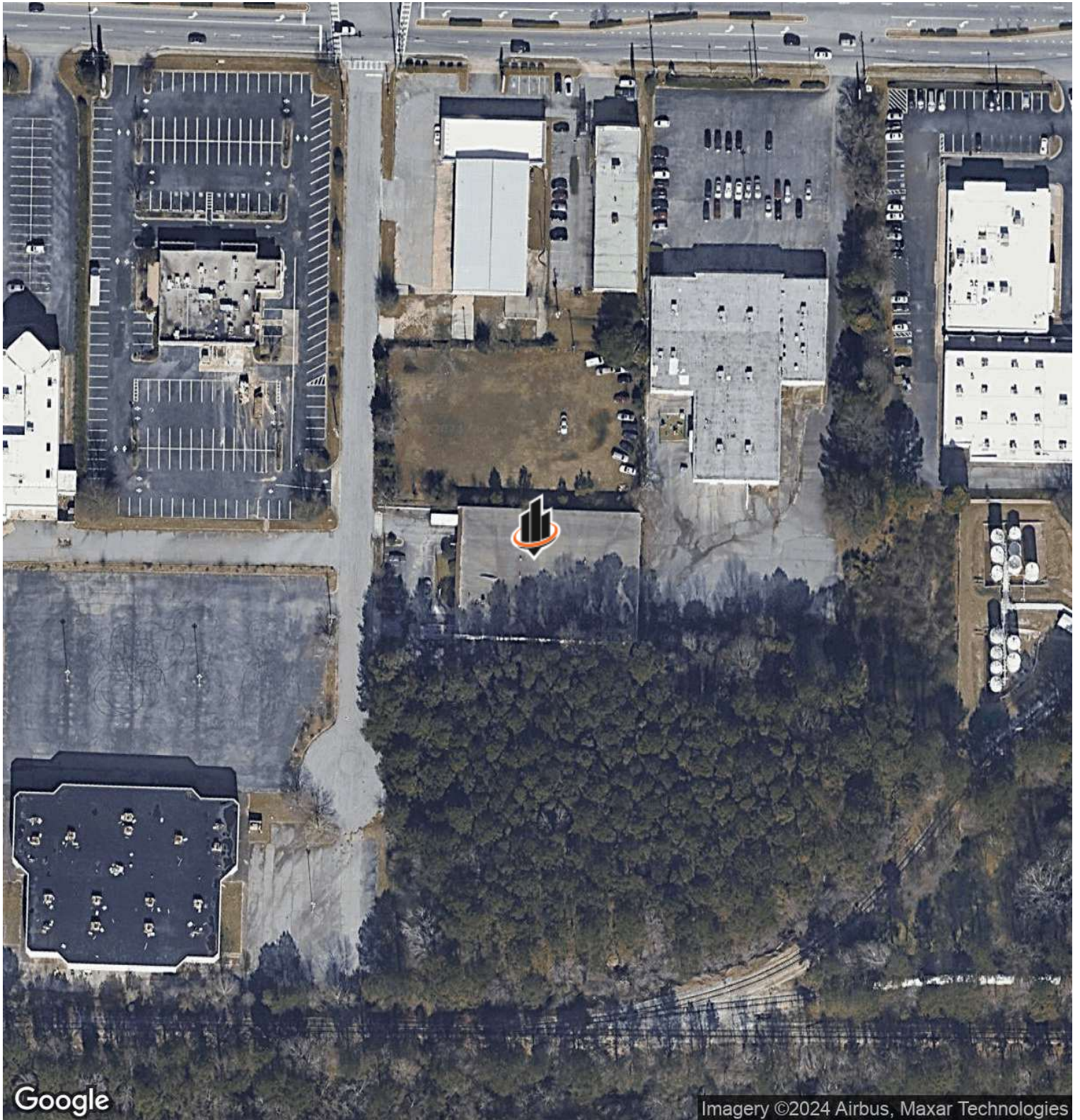
PROPERTY HIGHLIGHTS

- 20,000 SF+- with 1,200 SF+- office
- 1.1 acres+- zoned heavy industrial
- Dock high & drive in loading
- 18' clear & sprinklered
- 480 amp 3-phase power
- ½ mile to I-75 & 7 miles to I-285 & I-675

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AERIAL MAP



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ADDITIONAL PHOTOS



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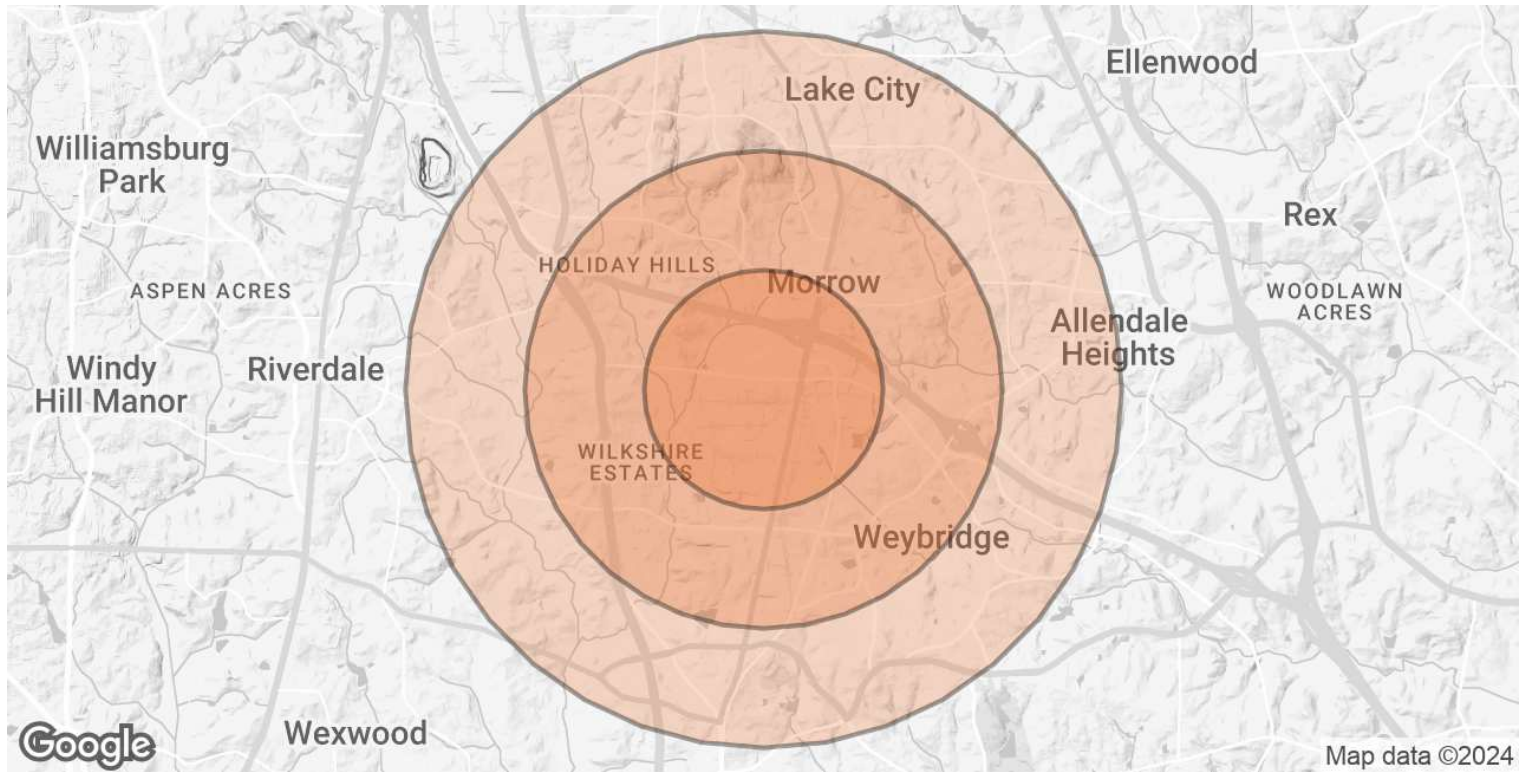
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	6,146	36,832	80,168
AVERAGE AGE	34	35	36
AVERAGE AGE (MALE)	32	34	35
AVERAGE AGE (FEMALE)	35	36	37
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,365	13,353	28,899
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$69,631	\$67,051	\$67,988
AVERAGE HOUSE VALUE	\$157,425	\$180,237	\$189,305

Demographics data derived from AlphaMap

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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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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 heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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