

INDUSTRIAL OUTDOOR
STORAGE FOR LEASE



13201 Veterans Memorial Hwy

DOUGLASVILLE, GA 30134

Owned and Managed by:


STREAM®

 **Triten**
REAL ESTATE PARTNERS



13201 Veterans Memorial Highway

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Convenient Proximity

- Interstate 20 (2 Miles)
- Douglasville Quarry (100 yards)
- Norfolk Southern Austell Intermodal (10 Miles)

■ AVAILABILITY HIGHLIGHTS

Total Square Footage	6,000 SF
Usable Acres	2.5 AC
Maintenance Facility/Shop	3,000 SF
Office	3,000 SF
Clear Height	14' - 16'
Drive-Ins	Two (2) doors (10' x 14')
Docks	One (1) Dock-Level Platform
Lighting	LED
Security	Fully Fenced, Lit, and Gated

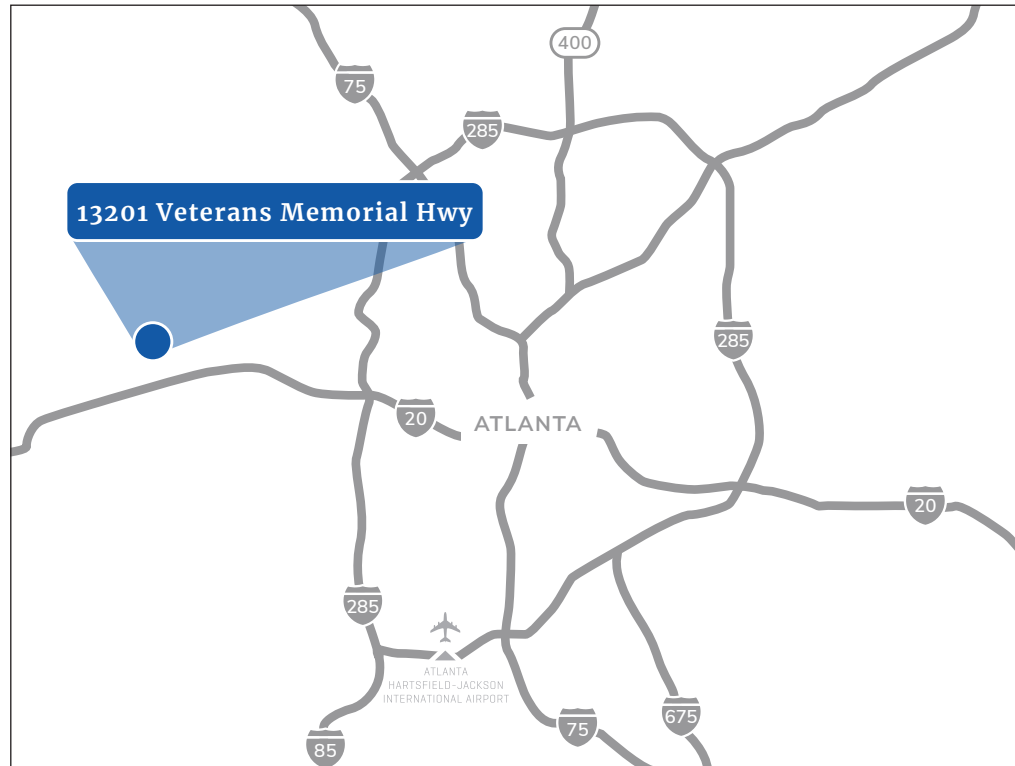
Upcoming Capital Improvements

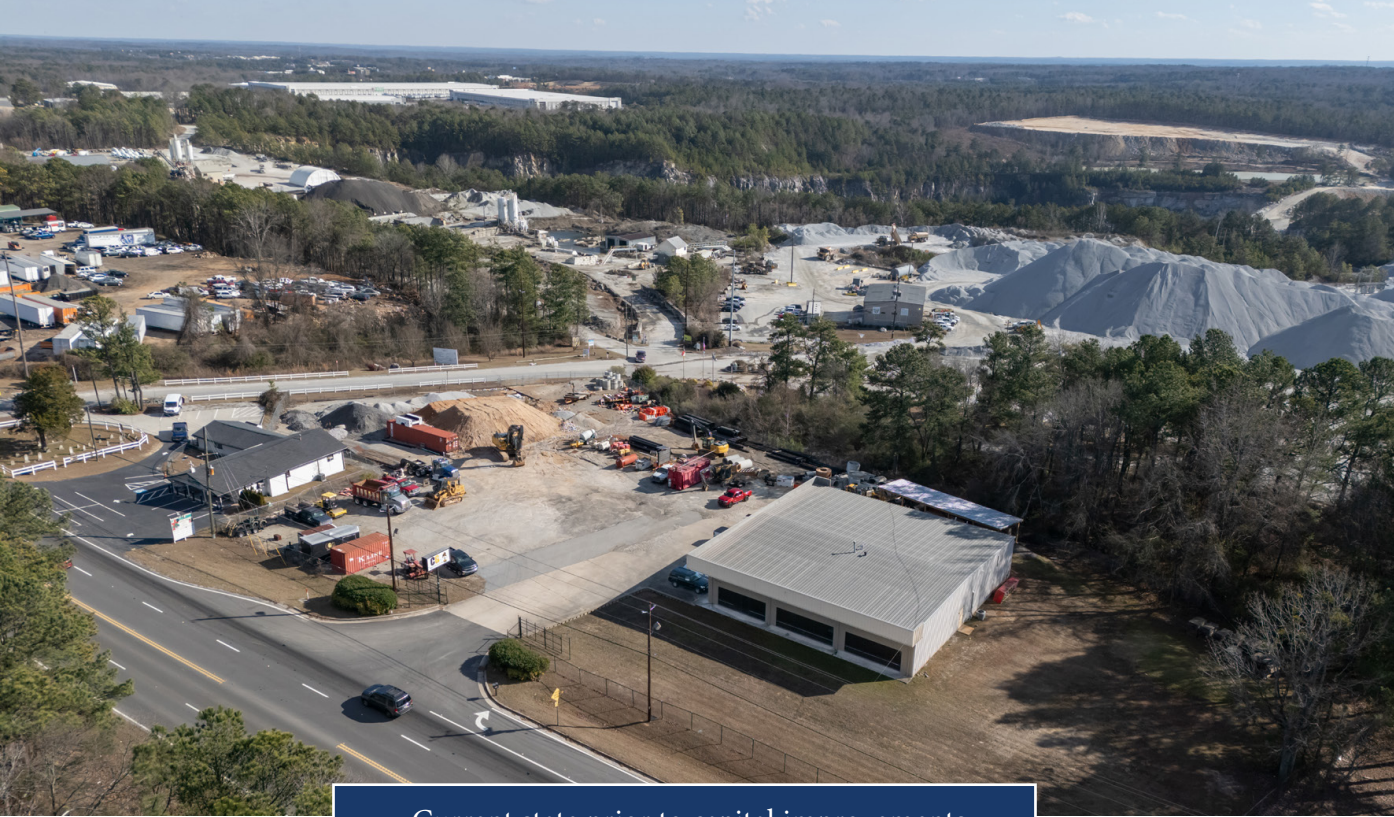
- LED lighting replacements in warehouse portion of the building
- New building lighting on exterior walls.
- New exterior paint on the building
- Whiteboxed warehouse
- GAB/Gravel fine graded across both the east and west lots.
- Concrete pavement repair
- Concrete Ramp leading to warehouse portion of the building.



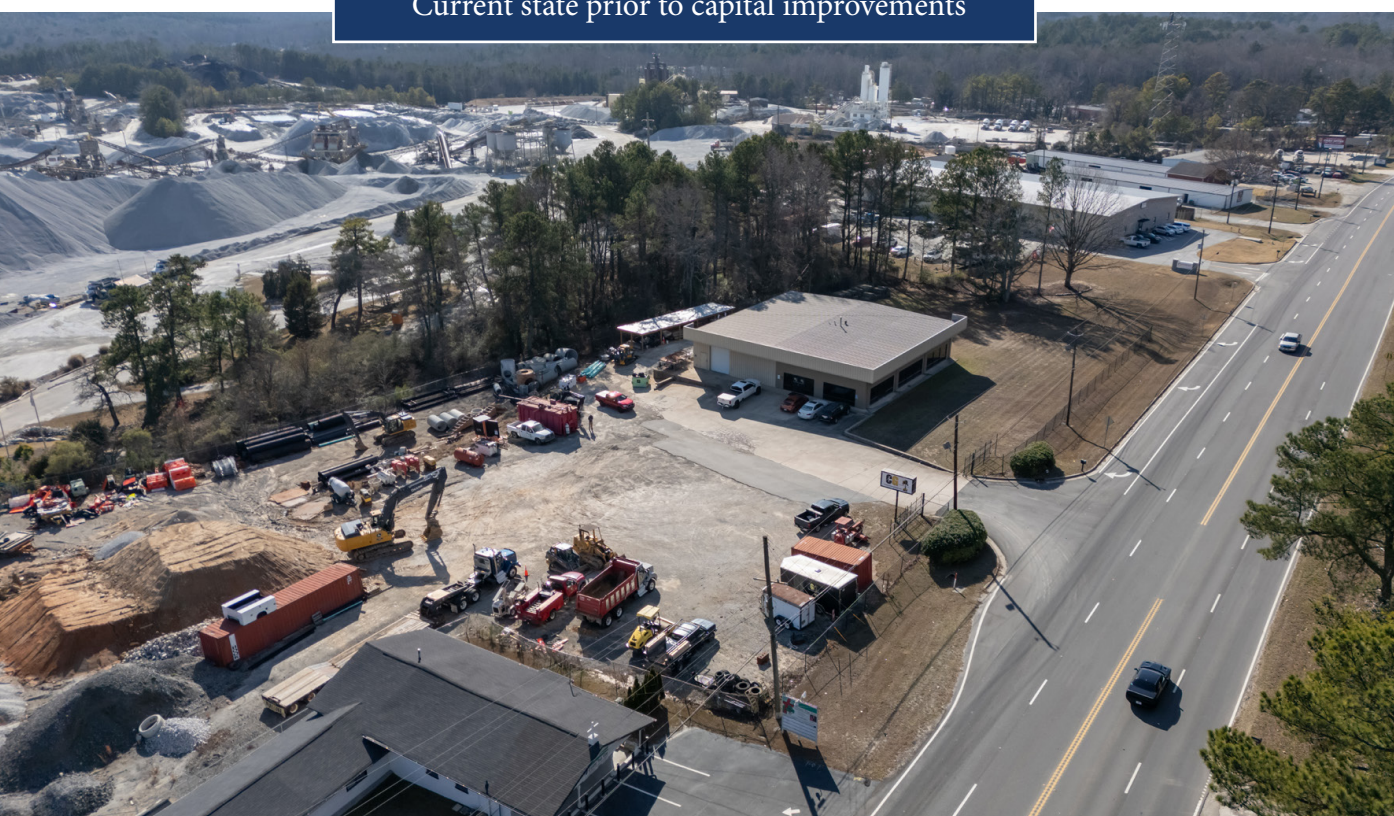
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Current state prior to capital improvements



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