

**NAI** BrannenGoddard

# 6709 TRIBBLE STREET

Lithonia, Georgia 30058

**FOR SALE OR LEASE**  
SINGLE TENANT INDUSTRIAL  
WITH OUTSIDE STORAGE

**12,762 SF**

## PROPERTY HIGHLIGHTS

- 12,762 SF Freestanding Warehouse
- Fully Sprinklered
- ±1,262 SF Office (includes upstairs office)
- Secured Gated Access to Property
- ±2.2 Acres (±1.1 acres fenced outside storage)
- Secured Gated Access to Loading and Rear Yard
- 35 Office Parking Spots
- Security Camera System Installed
- 24' Clear Height
- 3 Restrooms
- 2 Dock Doors / 1 Oversized Drive-In Door, Ramped
- Breakroom
- New Roof with Skylight Domes (2023)
- Infill Location with Strong Access to I-20, I-285, and Atlanta core

## CAPITAL IMPROVEMENTS COMPLETED

- Upgraded parking lot and expanded outdoor storage capability
- Fresh paint, updated layout, and improved office usability
- New exterior paint and facade improvements

**Andrew Webb**

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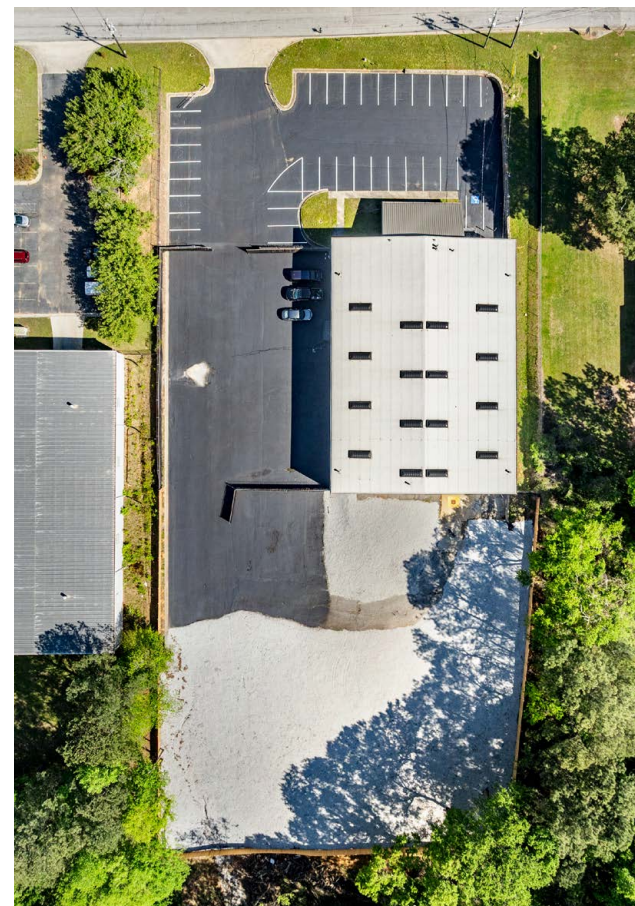


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## TENANTS IN THE AREA

- |                                 |                         |
|---------------------------------|-------------------------|
| 1 A-Action Vending              | 17 Griffith Foods       |
| 2 MMI Rental                    | 18 Griffith Foods       |
| 3 Future Infrastructure         | 19 Bway Corporation     |
| 4 Faithful General Construction | 20 Dart Container       |
| 5 Larkin Refractory Solutions   | 21 Glass Systems        |
| 6 Magic Hands Auto Care         | 22 Unfinished Wood Co.  |
| 7 TwoRivers ITAD Solutions      | 23 International Paper  |
| 8 J. Garcia Furniture           | 24 Sansom Equipment Co. |
| 9 E-SCRAPX                      | 25 Frozen Food Express  |
| 10 Barcode Printer Resource     | 26 Greif Lithonia       |
| 11 Auto Genius Motorworks       | 27 Willamette Valley    |
| 12 Diverse Surfaces             | 28 AMP Robotics         |
| 13 Fulton Metals                | 29 Able Healthcare      |
| 14 Dart Container               | 30 Gates Corporation    |
| 15 Harvest Valley               | 31 Durden Fabrication   |
| 16 MTL Recycling                |                         |

