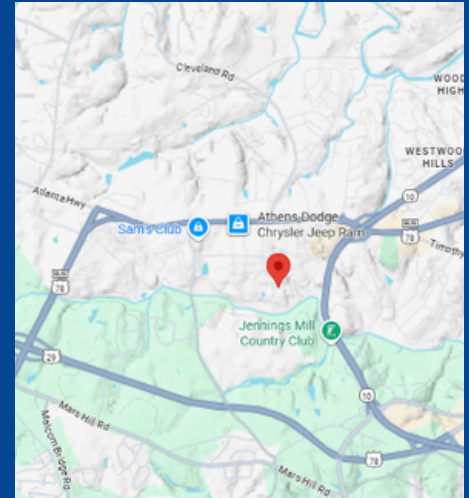
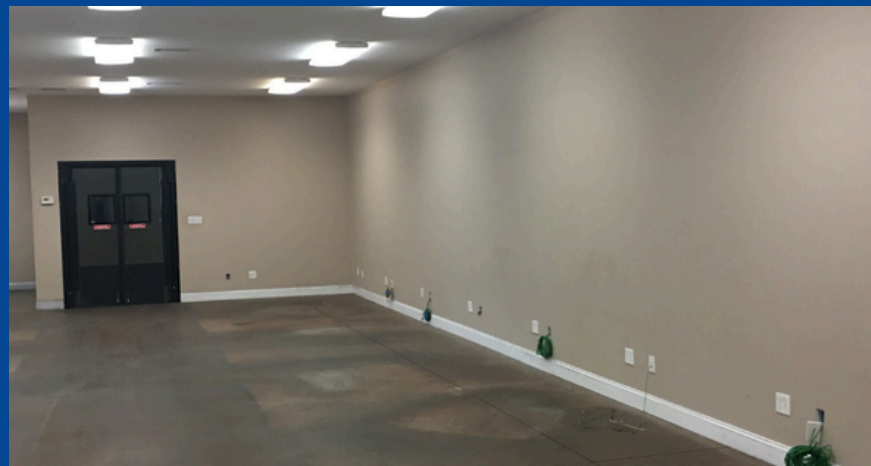


**FOR LEASE 25,000 SF INDUSTRIAL BUILDING \$6.5 PER SQFT**  
**380 COMMERCE BLVD, ATHENS, GA 30606**



Property Facts	
Property Type	Industrial
Year Built	1984
Building Class	C
Stories	1
Lot Size	1.80 AC
Total Size	24,720 SF



**EXCLUSIVE FEATURES**

- ±1.80 acres with 56 Parking Spaces
- \$6.50 PSF - Triple Net Lease
- 4,000 SF Office Space w/ 2 Loading Docks with 1 Drive-In Door
- 100% Air Conditioned & Heated
- Will Consider 3 Year Lease Term But Prefer 5, 7, or 10 Year Term
- Will Consider Option to Purchase
- Landlord to Provide Tenant Improvement Allowance Given Terms

Candice Flig

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**+404-558-8748**

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**AVAILABLE JANUARY 2026**