

105 GRAYSON INDUSTRIAL PARKWAY

GRAYSON, GA 30017

Office Building For Sale
2,800± SF on 1.03± Acres

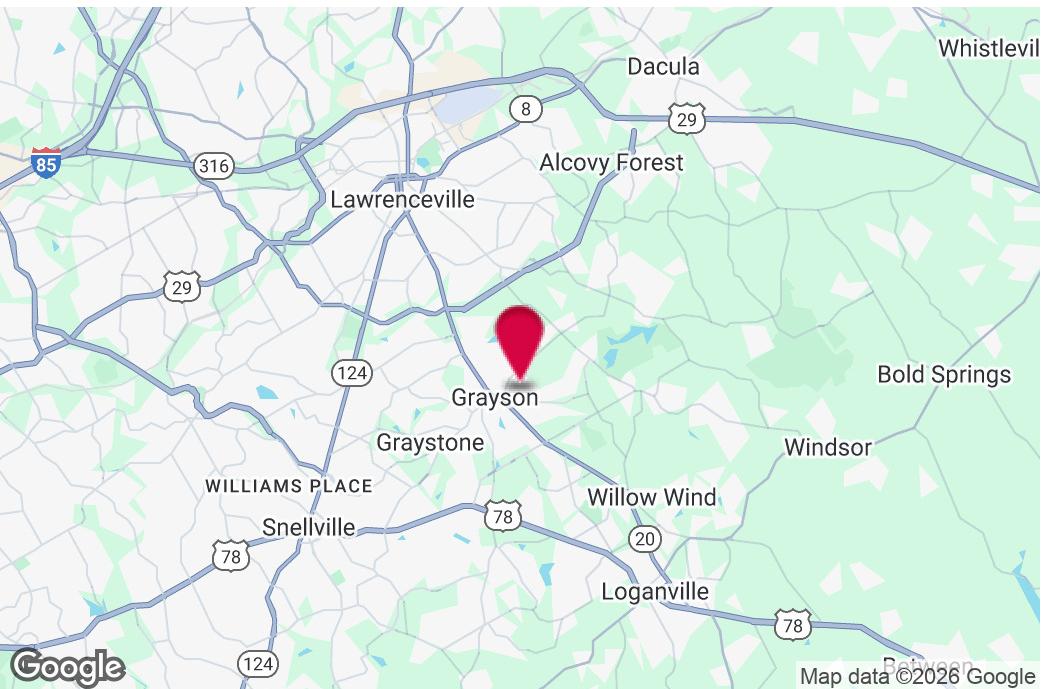
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FOR SALE
2,800± SF ON
1.03± ACRES



PROPERTY HIGHLIGHTS

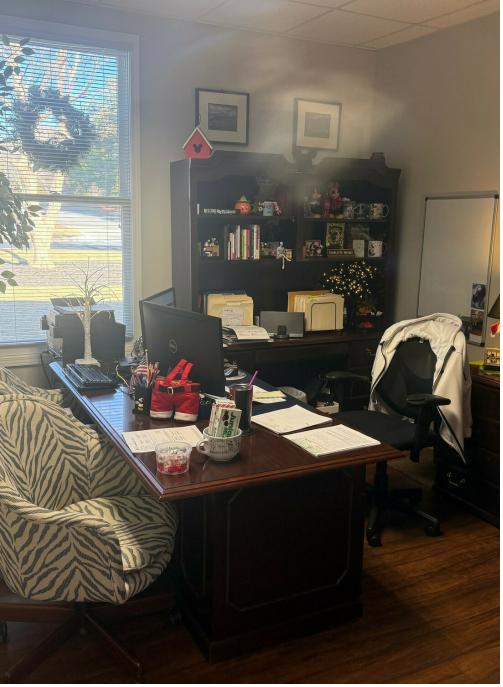
- Ample Parking
- 8 Private Offices
- 3 Restrooms
- On Septic
- Zoned Light Industrial

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OFFICES



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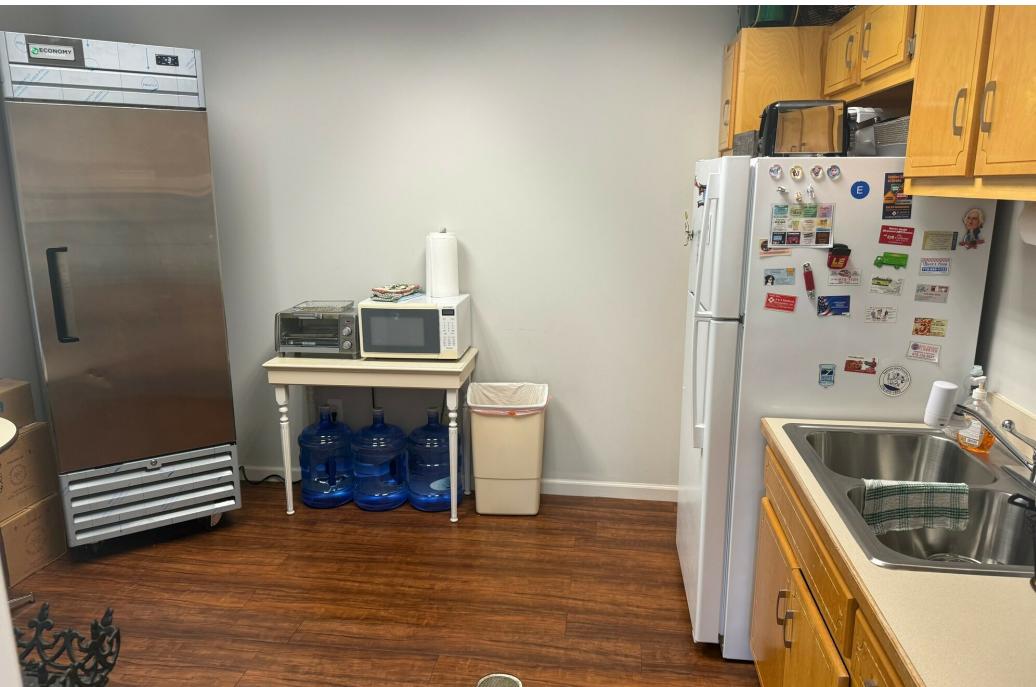
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ADDITIONAL PHOTOS



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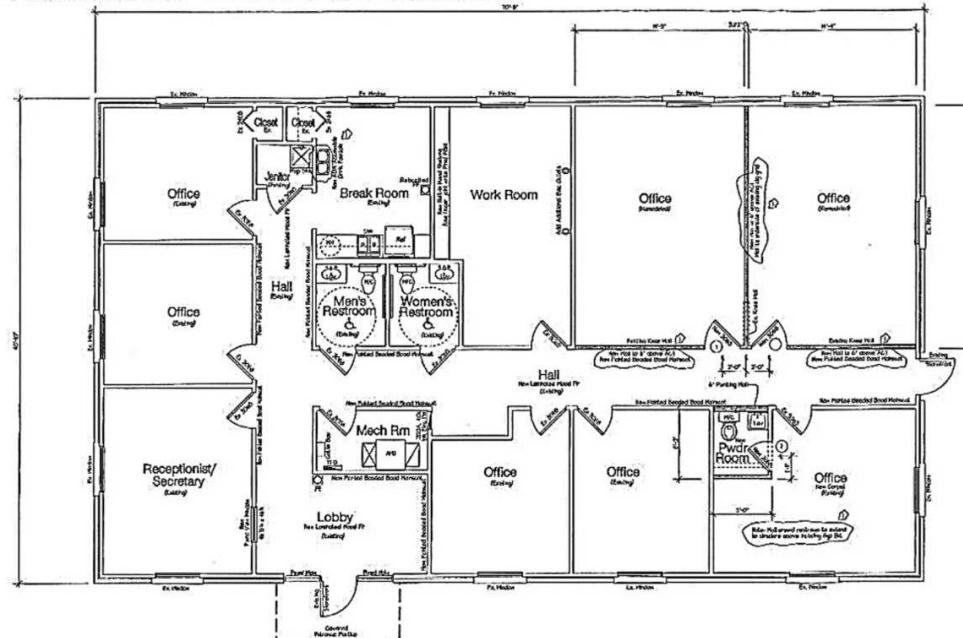
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FLOOR PLAN

<u>Sheet Abbreviations</u>		<u>Wall Legend</u>
COL	Column	Existing Wall
MLL	+ Movable Door	+ Existing Wall with Movable Door
BR	+ Barrier	+ Existing Wall with Barrier
WAL	+ Wall	+ Existing Wall
SPF	+ Square Post	+ Existing Wall with Square Post
MDP	+ MDP	+ Existing Wall with MDP
ACT	+ Activated (Towed)	+ Existing Wall with Activated (Towed)
PAW	+ Permanent Activation	+ Existing Wall with Permanent Activation
SLR	+ Sliding	+ Existing Wall with Sliding
SWR	+ Swinging	+ Existing Wall with Swinging
SWR	+ Swinging	+ Existing Wall with Swinging
COL	+ Closed (Spring)	+ Existing Wall with Closed (Spring)

GENERAL CONSTRUCTION NOTES:



Existing Floor Plan w/ Minor Improvements

DOOR HARDWARE		
DOOR	EQUIPMENT	SPECIFICATION
142	LOGGING DOORS W/ HINGES CLOSING TEMPERATURE SWING	SCHLAGE D SERIES EXTRA HEAVY DUTY COMMERCIAL, MODEL NO. 7000, SWING IN, SWING OUT HINGES (24" SWING IN, 30" SWING OUT) DOOR HAS INTEGRATED WEIGHTS AND SPRINGS SWING IN, SWING OUT

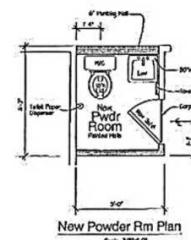
DOOR NO.	DOOR TYPE SCHEDULE								PER RATING	REMARKS	
	SIZE	DOOR	FRAMING	HAND/PIVOT	TYPE	WALL CONST					
W	H	T	MAT/ CAT	GLASS	DOOR TYPE	MAT. TYPE	NAME TYPE				
1	3'-0"	8'-0"	13'-0"	HC	DT	-	1	PER	-	-	MANUFACTURED DOOR
2	3'-0"	8'-0"	13'-0"	HC	DT	-	2	PER	-	-	MANUFACTURED DOOR

Note: Provide exterior doors with threshold with rubber gaskets and sweeps.

= Door indication mark on floor plan.

PER = PER Plan for Swing and Hinge.

DOOR TYPES SCALE 1/4"=1'-0"

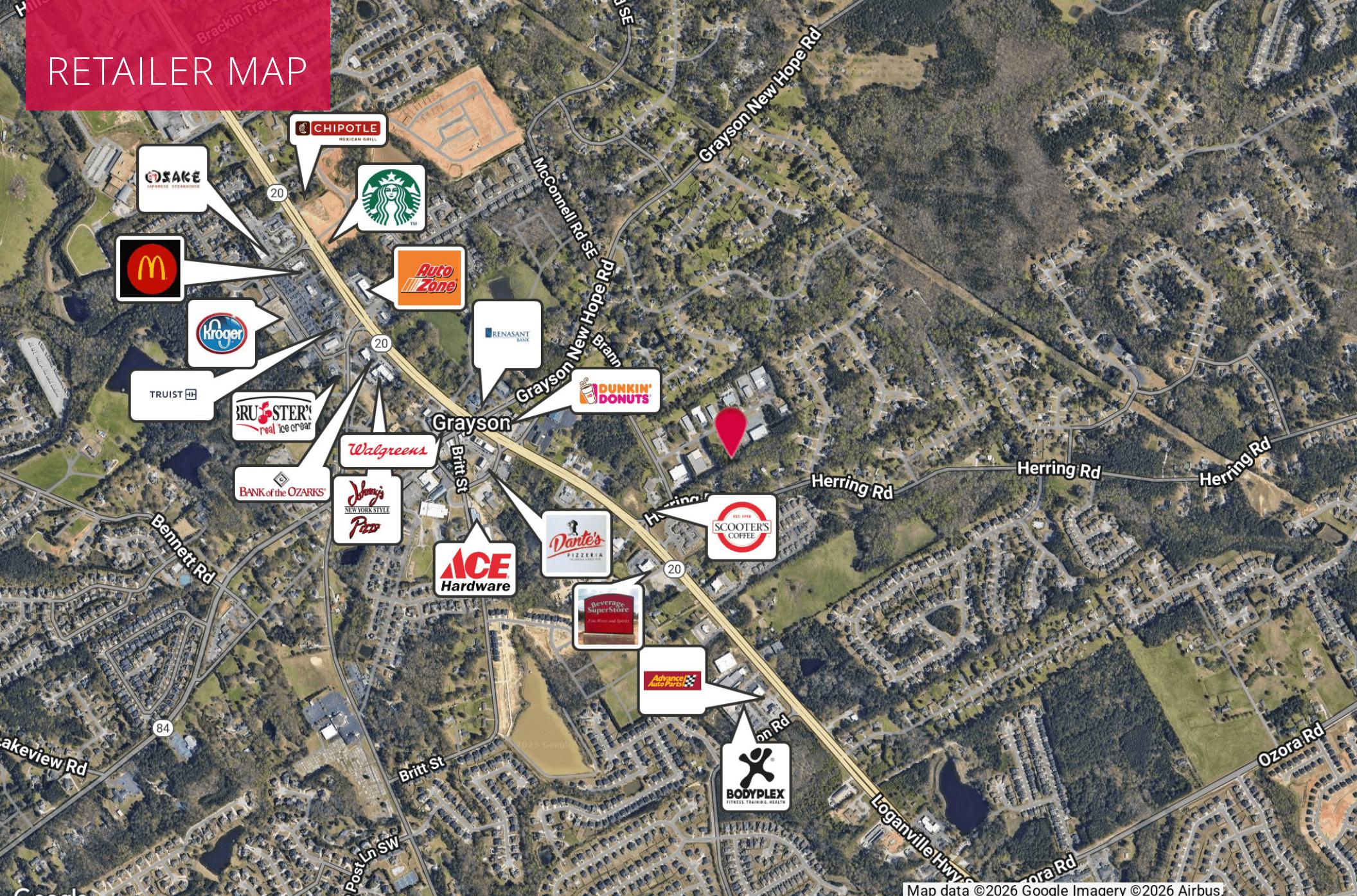


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RETAILER MAP



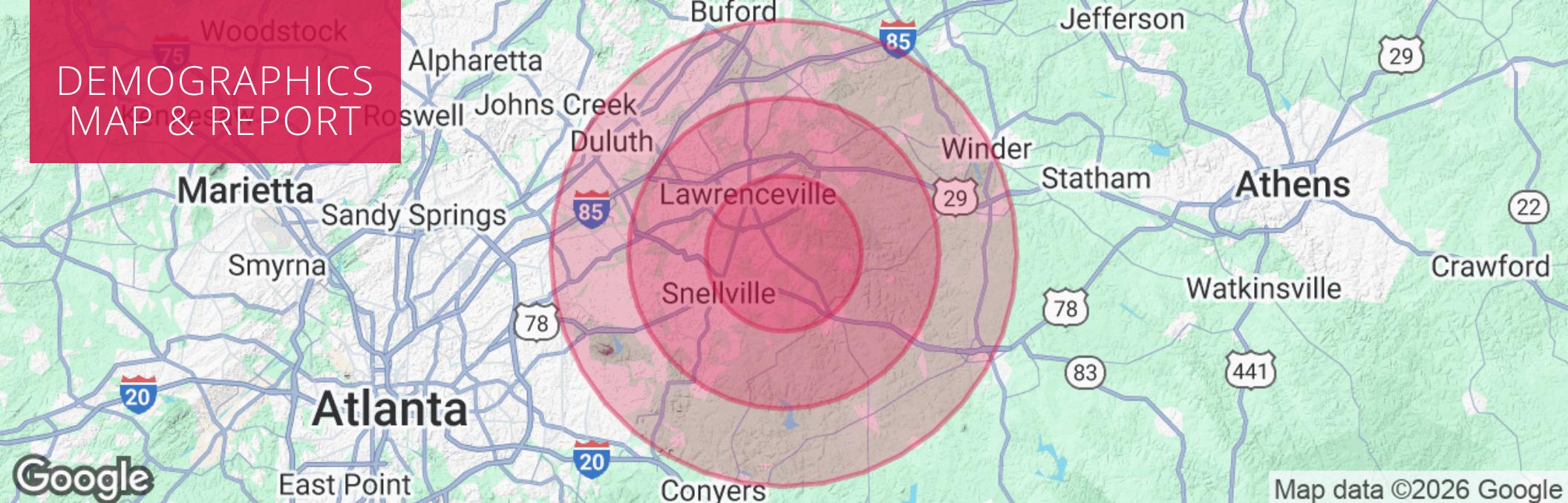
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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	165,077	515,809	1,108,311
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	51,633	164,207	368,834
# of Persons per HH	3.2	3.1	3
Average HH Income	\$111,372	\$107,481	\$108,035
Average House Value	\$389,996	\$372,484	\$379,646

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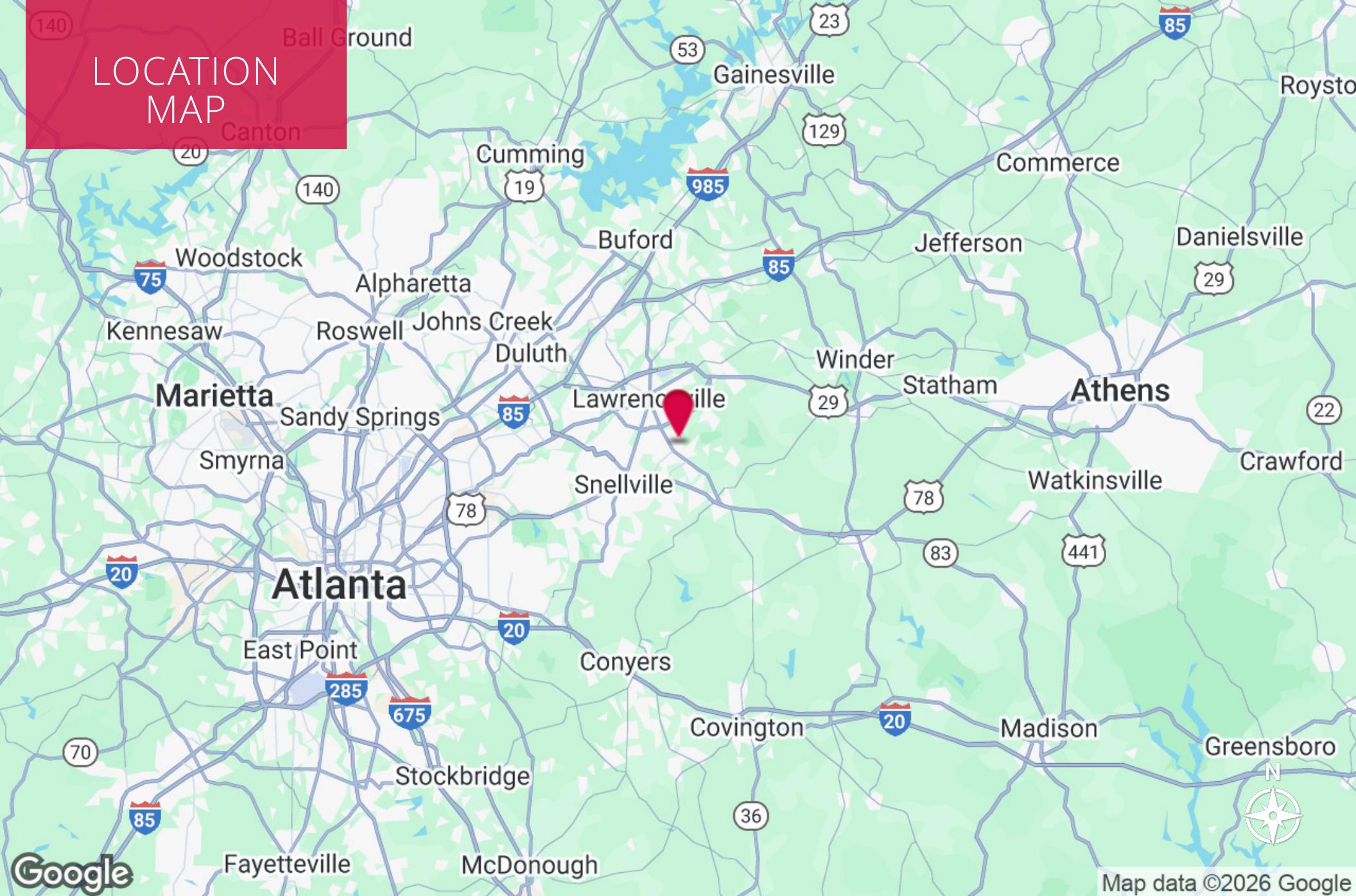
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LOCATION MAP



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