



**FOR SALE-LEASEBACK**

**21,625 SF in 3 bldgs**  
**Heavy Industrial**  
**4.2 acres**

**9184 TURNER ROAD**

Jonesboro, GA 30236

**PRESENTED BY:**

**MATTHEW LEVIN, CCIM**

O: 770.209.1700

levinm@svn.com

GA #119351

## PROPERTY DETAILS & HIGHLIGHTS

<b>PRICE</b>	\$2,200,000 \ \$102 SF
<b>3 YR LEASEBACK RENT</b>	\$14,667 per month NNN
<b>CAP RATE</b>	8%
<b>TOTAL SQ FT</b>	21,625 SF
<b>PARCEL SIZE</b>	4.2 Acres fenced
<b>ZONING</b>	Heavy Industrial

Please do not disturb the business.

For sale-leaseback are 3 buildings with 21,625 SF, plus a 4,000 SF open shed and 2 smaller storage sheds on 4.2 acres zoned heavy industrial.

Building 1 with 6,000 SF has two roll up doors (12'w x 14'h), 14' to 16' clear height and 3 phase power.

Building 2 with 9,625 SF features 1,000 SF office, 7 drive in doors (12'w x 14'h), 24' clear height, 2 dock high doors and 3 phase power. On the front are 2 drive in and 2 dock high doors (excavated and covered) with 2 drive in doors on the rear that line up with the front for drive through.

Building 3 has 6,000 SF, 14' to 16' ceiling height with 4 at grade openings (no doors) and 3 phase power.

The 4,000 SF shed open on all sides is 16' clear at the eve.

The 4.2 acre heavy industrial zoned site is graveled and fenced for outside storage.

The Jonesboro location is 7 miles from I-75 and I-675.



- For sale-leaseback \ Please do not disturb the business
- 21,625 SF in 3 buildings plus a 4,000 SF shed
- Dock high and drive in 16' to 24' clear
- 4.2 acres zoned heavy industrial, graveled and fenced outside storage
- 3 phase power in all 3 buildings
- The Jonesboro location is 7 miles from I-75 and I-675.

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# ADDITIONAL PHOTOS



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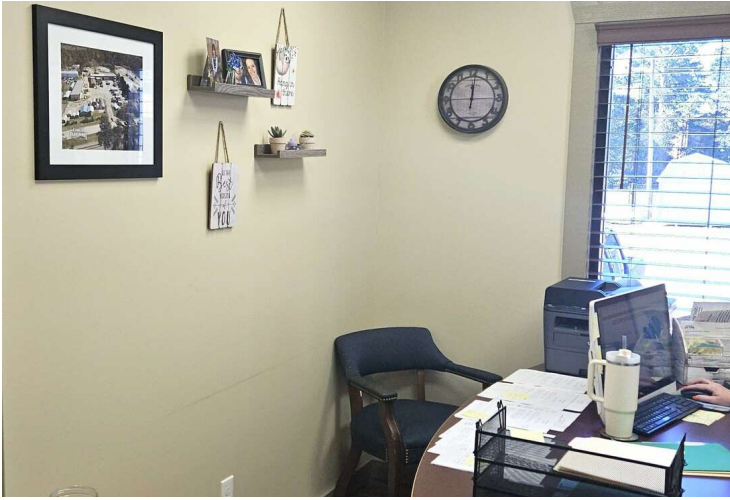
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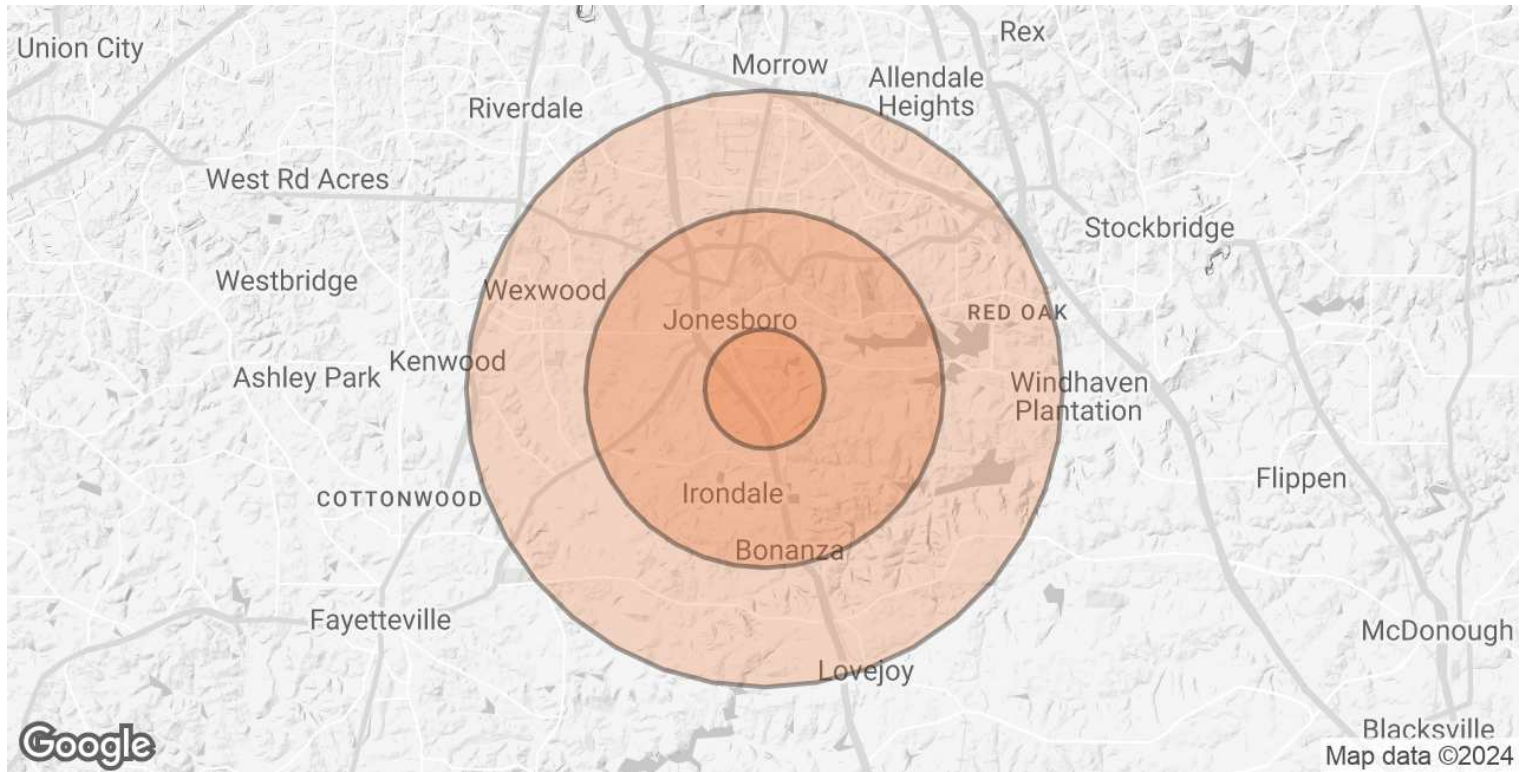
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	5,008	47,999	132,615
<b>AVERAGE AGE</b>	33.3	32.4	32.0
<b>AVERAGE AGE (MALE)</b>	30.1	30.1	30.1
<b>AVERAGE AGE (FEMALE)</b>	35.8	34.9	34.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,435	14,582	43,137
<b># OF PERSONS PER HH</b>	3.5	3.3	3.1
<b>AVERAGE HH INCOME</b>	\$65,990	\$58,223	\$57,255
<b>AVERAGE HOUSE VALUE</b>	\$170,732	\$153,815	\$140,946

2020 American Community Survey (ACS)

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## ADVISOR BIO 1



### 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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