

## INDUSTRIAL FOR LEASE

4000 SF LIGHT INDUSTRIAL

119 Gateway Dr, Suite 110, Canton, GA 30115



### PROPERTY DESCRIPTION

**Prime 4,000 SF Warehouse | 10 Min to I-575**

**Status:** Available for Immediate Occupancy

**Industrial Features:** Sprinkled Unit

**Ceiling Height:** 20'-25' ceiling heights.

**Loading:** Dedicated loading dock, front roll-up door and rear door approximately 14' high

**Parking:** 7 dedicated spaces.

**Office Suite:** Reception area, private office, and restroom.

**Utilities:** Tenant pays water/sewer.

**Setting:** Quiet location with rapid access to the I-575 corridor.

### OFFERING SUMMARY

**Lease Rate:** \$13.00 SF/yr (MG)

**Number of Units:** 1

**Available SF:** 4,000 SF

**Lot Size:** 87,120 SF

**Building Size:** 12,000 SF

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#### DEEDEE VERES

Associate Broker

O: 770.880.5596

deedeeveres@gmail.com

GA #183928

**KW COMMERCIAL**  
722 Stonecroft Lane  
Woodstock, GA 30188

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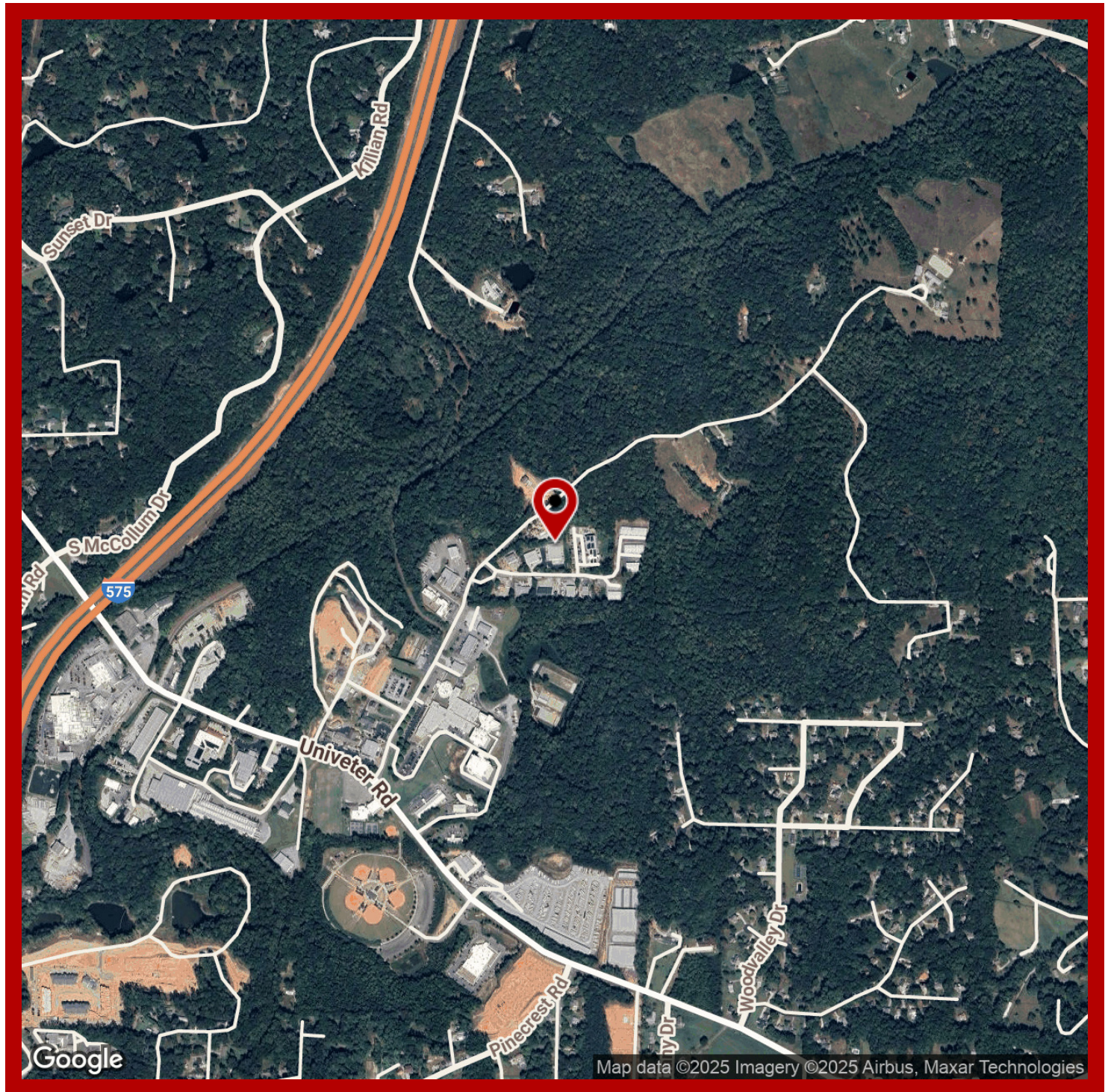


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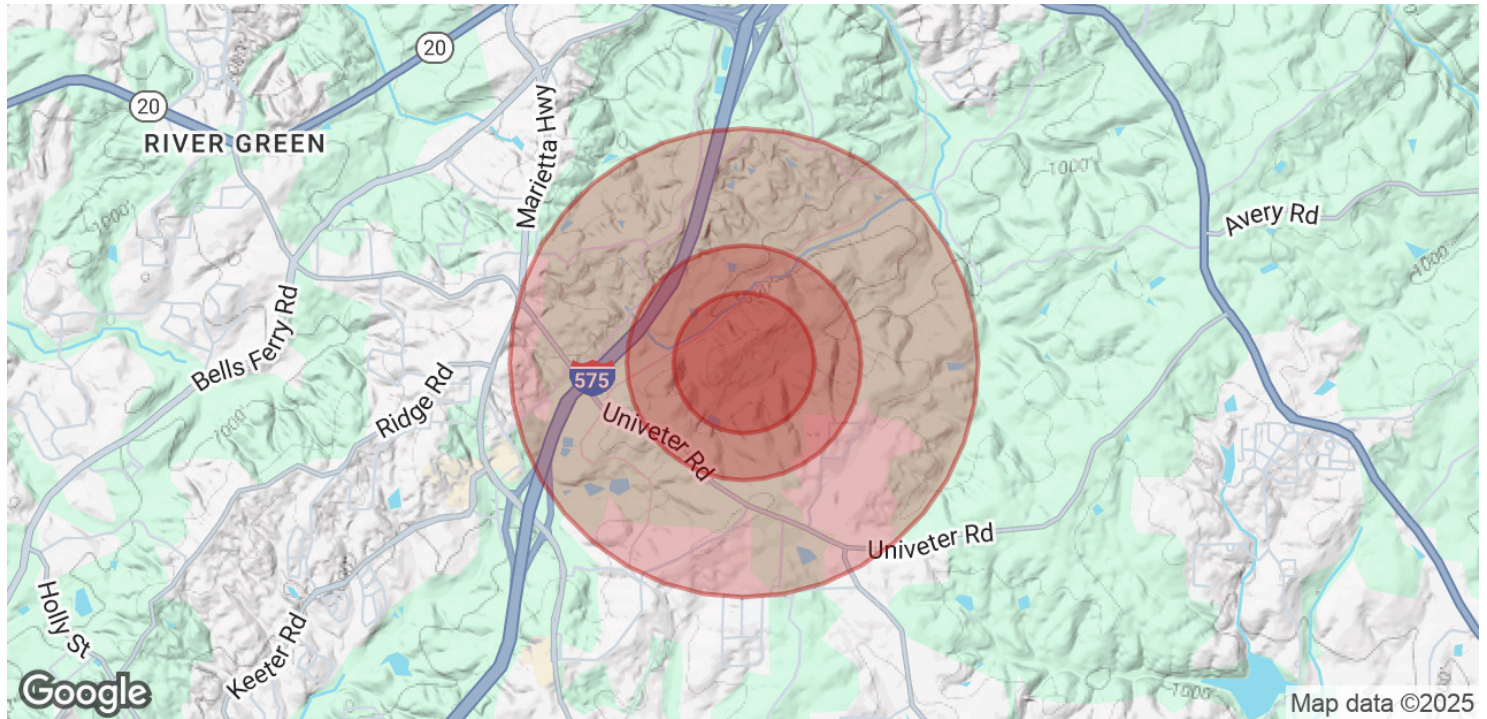
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 138       | 370       | 2,373  |
| Average Age          | 40        | 40        | 38     |
| Average Age (Male)   | 39        | 39        | 37     |
| Average Age (Female) | 42        | 42        | 40     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 35        | 95        | 781       |
| # of Persons per HH | 3.9       | 3.9       | 3         |
| Average HH Income   | \$111,765 | \$111,873 | \$114,441 |
| Average House Value | \$496,590 | \$492,108 | \$557,016 |

Demographics data derived from AlphaMap

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