INDUSTRIAL DOCK-HIGH WAREHOUSE + YARD FOR LEASE

878 E BROADWAY STREET | GRIFFIN, GEORGIA • 30223

INDUSTRY
REAL ESTATE PARTNERS

PROPERTY **OVERVIEW**

878 E Broadway Street offers highly functional, low-cost industrial space in Griffin — ideal for users who prioritize utility, loading capacity, and outdoor storage over cosmetic appearance.

Originally constructed in 1945, this ±12,000 SF steel warehouse is configured for efficient operations with approximately ±11,200 SF of warehouse space and ±800 SF of office.

The building features exceptional loading capabilities, including two (2) oversized drive-in doors. The 14-foot clear height supports racking, equipment storage, and distribution overflow needs.

In addition to the building, tenants may lease a fenced gravel yard of approximately one (1) acre, plus up to three (3) acres of additional open land for trailer parking, equipment storage, laydown, or fleet operations.

This property is best suited for practical users seeking affordable industrial space with strong functionality and outdoor storage options.

IDEAL USES INLCUDE:

- Contractor operations
- Equipment storage & service companies
- Fleet parking & dispatch
- Distribution overflow/dead storage
- Manufacturing support space
- Trailer parking & staging
- Government contractors
- Construction staging yard
- Salvage/recycling operations
- E-commerce overflow
- Film or event storage

KEY HIGHLIGHTS

- ±12,000 SF Industrial Warehouse
- 2 Oversized Drive-In Doors
- 14’ Clear Height
- ±800 SF Office
- 1 Acre Fenced Gravel Yard Available
- Additional Land for Outdoor Storage
- Ample Parking & Truck Maneuvering
- Single-Tenant Facility
- Immediate Occupancy

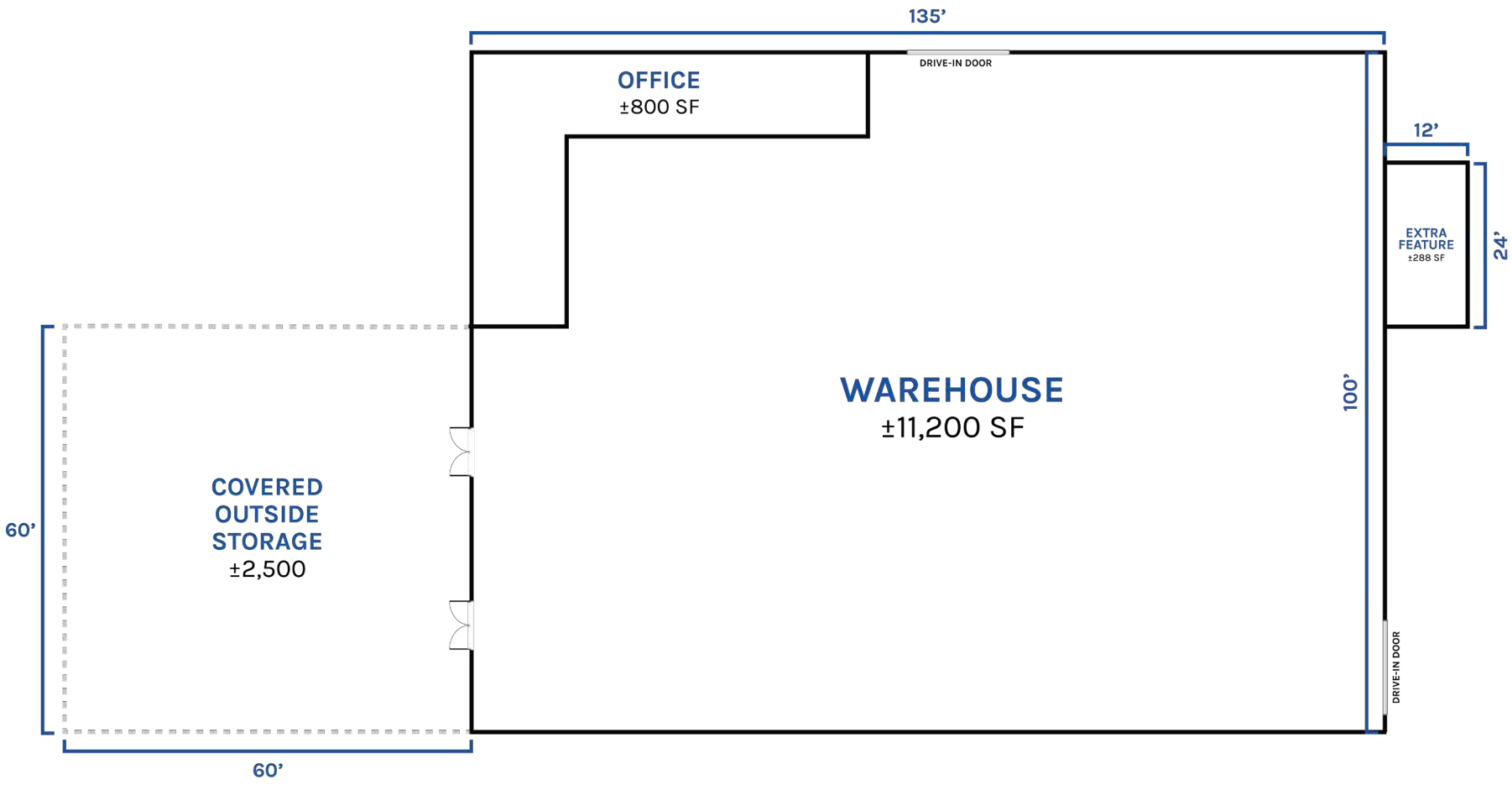
PROPERTY **DETAILS**

ADDRESS	878 E Broadway St, Griffin, GA 30223
YEAR BUILT	1945
TOTAL SIZE	±12,000 SF
WAREHOUSE	±11,200 (93%)
OFFICE	±800 SF (7%)
DOCK DOORS	Ten (10) Dock-High Doors

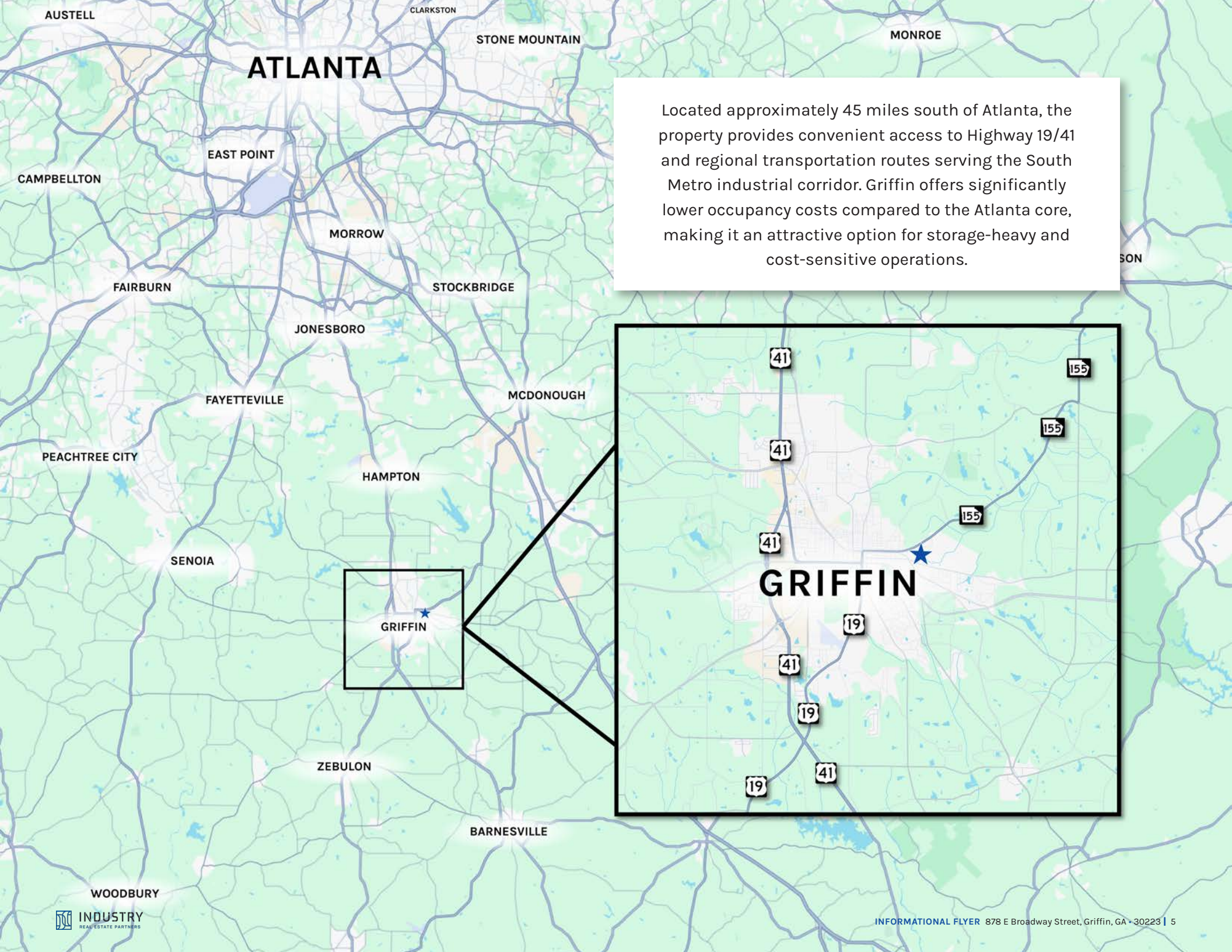
DRIVE-IN DOORS	Two (2) Drive-In Doors (14’W x 12’H)
CLEAR HEIGHT	14’
CONSTRUCTION	Steel
TENANCY	Single-Tenant
COUNTY	Spalding
ZONING	Planned Industrial Development (PID)

The property also offers additional outside storage options, including a **±1-acre fenced gravel yard** and an additional **±3 acres of open land** with flexible configurations, ideal for equipment, trailer, material, or fleet vehicle storage.

FLOOR **PLAN**


135’
DRIVE-IN DOOR
OFFICE
±800 SF
12’
EXTRA FEATURE
±288 SF
24’
WAREHOUSE
±11,200 SF
100’
COVERED OUTSIDE STORAGE
±2,500
60’
60’
DRIVE-IN DOOR

Located approximately 45 miles south of Atlanta, the property provides convenient access to Highway 19/41 and regional transportation routes serving the South Metro industrial corridor. Griffin offers significantly lower occupancy costs compared to the Atlanta core, making it an attractive option for storage-heavy and cost-sensitive operations.



4
CCR

4

ADDITIONAL LAND FOR LEASE

Three (3) acres of additional open land

One (1) acre of fenced gravel area

BROKER CONTACTS

BRANNAN SOUTHERLAND
Vice President
bsoutherland@industry-rep.com
770-880-5818

JEFF HENSON, SIOR
Founding Principal
jhenson@industry-rep.com
770-490-5521

INDUSTRY
REAL ESTATE PARTNERS

IndustryRealEstateParners.com
5901-B Peachtree Dunwoody Road NE
Suite 350 | Atlanta, GA 30328