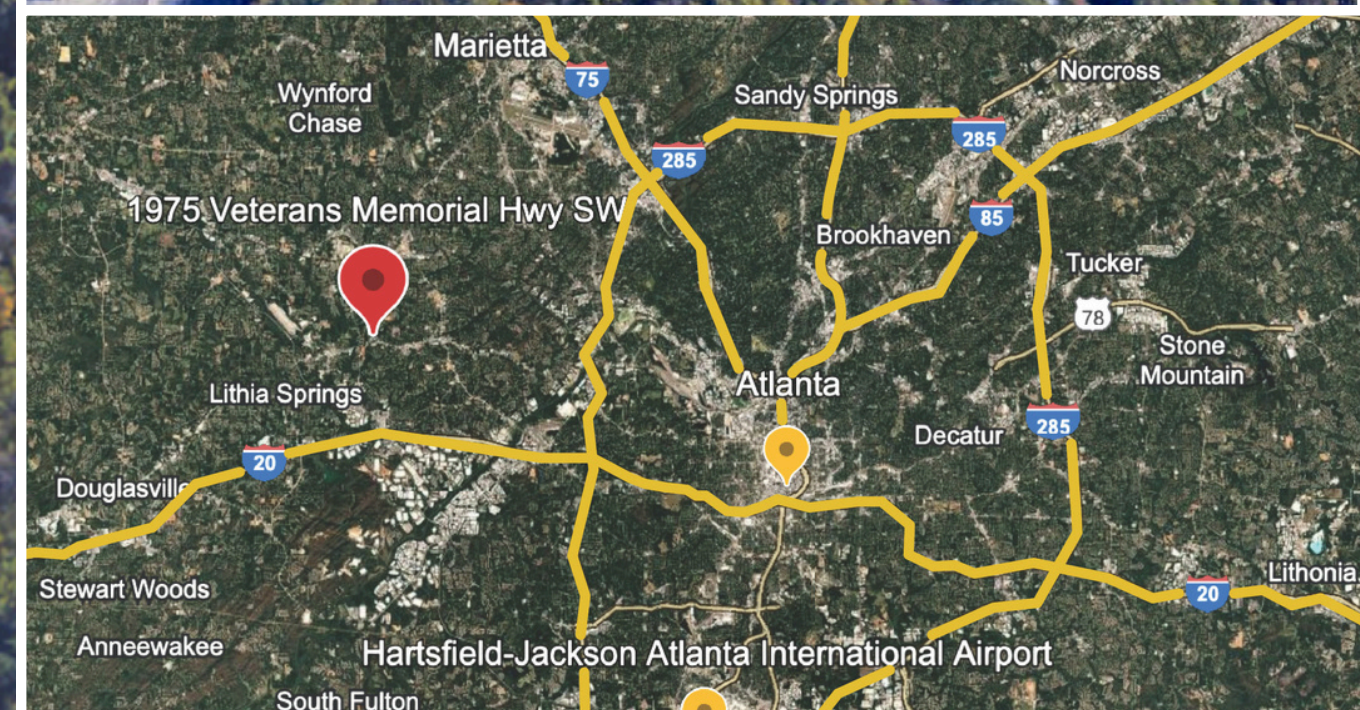


19 ACRES

FOR SALE



IOS/REDEVELOPMENT OPPORTUNITY

1935-1985 VETERANS MEMORIAL HWY | AUSTELL, GEORGIA 30168

Cecil & Campbell
COMMERCIAL REAL ESTATE ADVISORS

1935-1985 Veterans Memorial Hwy

Norfolk Southern Intramodal

Fulton County Airport - Brown Field

Atlanta

Hartsfield-Jackson Atlanta International Airport



**LOCATED IN
AUSTELL, GA,
THIS OPPORTUNITY
IS STRATEGICALLY
POSITIONED:**

- 4 MILES TO I-20**
- 7 MILES TO 285**
- 5 MILES TO FULTON COUNTY AIRPORT**
- 3 MILES TO NORFOLK SOUTHERN INTRAMODAL**

1935-1985 Veterans Memorial Hwy
AUSTELL, GA





1935-1985 Veterans Memorial Hwy

AUSTELL, GA

19 ACRES TOTAL /
10.5 USABLE ACRES



PROPERTY DETAILS

- 5 Buildings
- 19 Acres/10.5 Usable
- 32,622 SF Total
- Owner-Occupied +
7 Month-to-Month Tenants

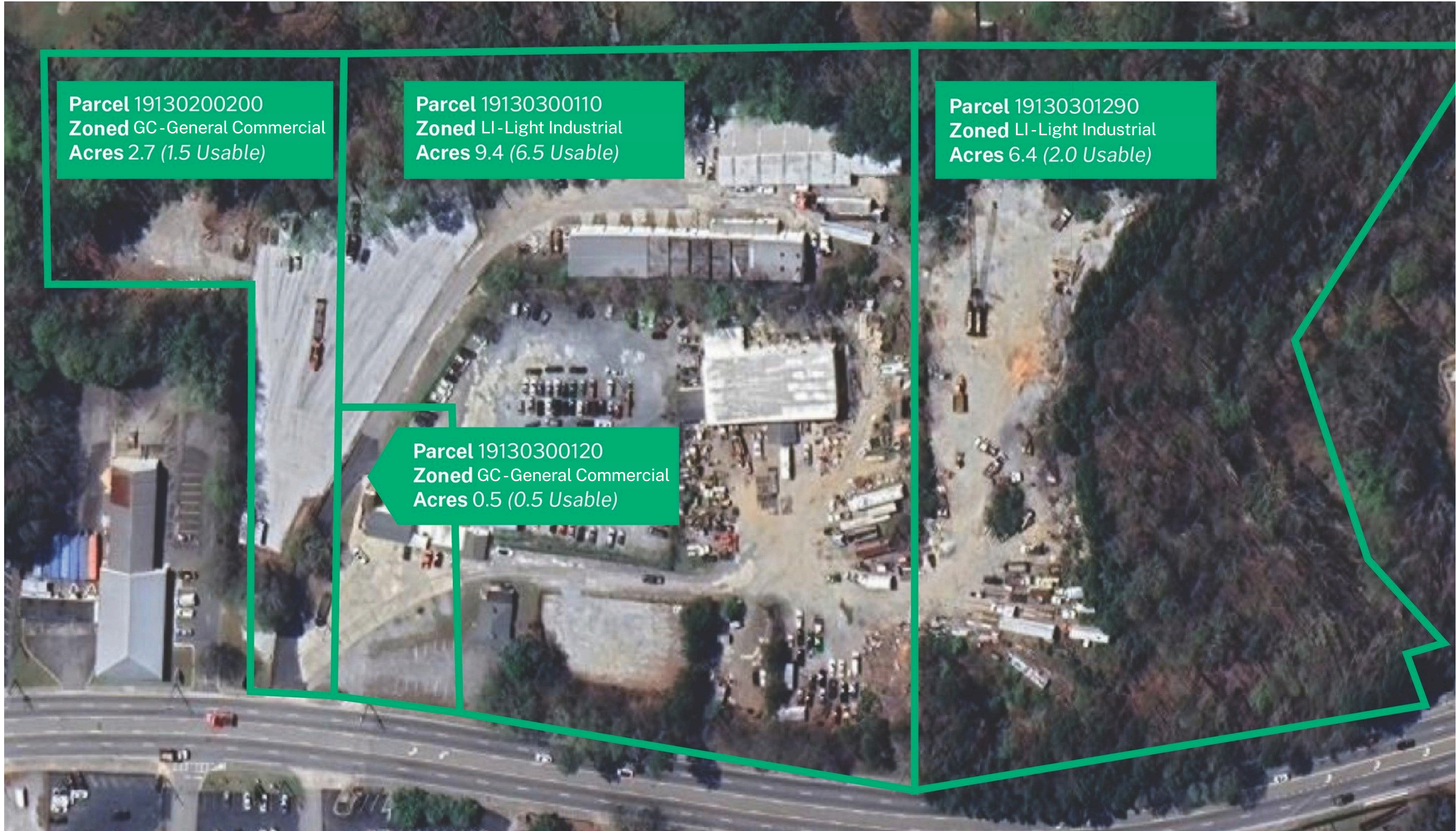


INVESTOR OPTIONS

MARK-TO-MARKET IOS PLAY: RE-TENANT AT
MARKET RATES FOR IMMEDIATE UPSIDE

REDEVELOPMENT POTENTIAL: ATTRACTIVE
SITE FOR MULTIFAMILY OR TRADITIONAL
INDUSTRIAL REDEVELOPMENT, SUPPORTED
BY SUBMARKET DEMAND

ZONING + LAND SUMMARY



Parcel 19130200200
Zoned GC - General Commercial
Acres 2.7 (1.5 Usable)

Parcel 19130300110
Zoned LI - Light Industrial
Acres 9.4 (6.5 Usable)

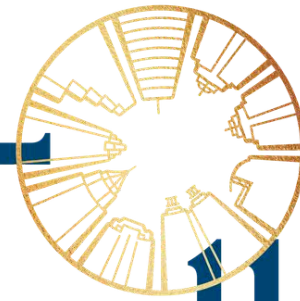
Parcel 19130301290
Zoned LI - Light Industrial
Acres 6.4 (2.0 Usable)

Parcel 19130300120
Zoned GC - General Commercial
Acres 0.5 (0.5 Usable)



Cecil & Campbell

COMMERCIAL REAL ESTATE ADVISORS



Chris Campbell
chris@cecilcampbell.com
m. 912.682.8714 • p. 770.575.1515