



**FOR SALE** \$1,600,000.00

High Visibility | Fully Renovated  
Heavy Power | 100% HVAC

10,000 SF Flex Building | 41 Veterans Memorial Hwy SE | Mableton, GA

**M3Companies.com**





±10,000 SF industrial/flex building on Hwy 78. Renovated in 2020 with updated office space, 100% HVAC warehouse, heavy power and fenced storage. Minutes from I-285.



#### ► PROPERTY HIGHLIGHTS

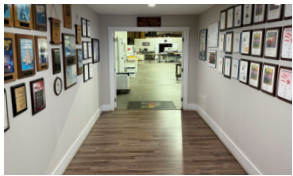
- +/- 10,000 SF Freestanding Flex Building
- +/- 2,000 SF Renovated Office Space
- Lot Size: 1.01 Acres
- 14' Clear Height Warehouse
- Two (2) 10' x 12' Drive-In Doors
- 600 Amps / 480 & 220V Heavy Power
- 100% HVAC in Warehouse
- Fully Renovated in 2020
- Highway 78 Frontage with Excellent Visibility
- Gated & Fenced Lot for Security
- Zoned for Industrial/Flex Use

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## ► STRATEGIC LOCATION

- Direct Frontage on Veterans Memorial Hwy (Hwy 78)
- Minutes to I-285, I-20, and Downtown Atlanta
- Ideal for Owner-User, Light manufacturing, print/production, or service operations

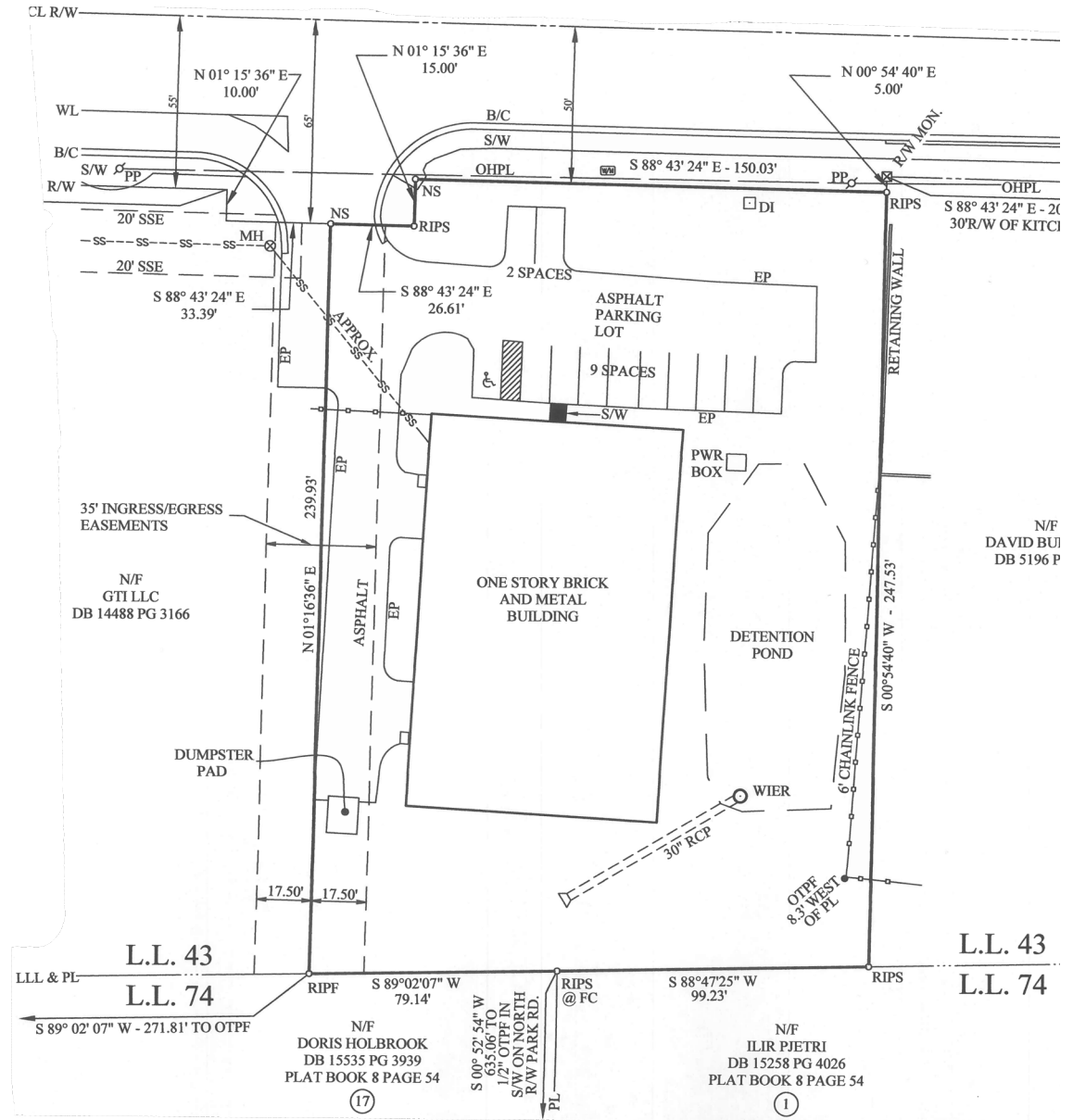


## ► CONTACT

Reach out for more information or to schedule a tour.

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