

# BURNT HICKORY BUSINESS PARK



Suites Starting  
at \$3,100/mo.

Industrial/Flex Buildings For Lease

**963-999 N BURNT HICKORY RD, DOUGLASVILLE, GA 30134**

**RISE** PROPERTY GROUP  
www.riseprop.com



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## Building Summary

- Year Built/Renovated: 1993/2023
- Available SF: 2,555-10,262
- Building SF: 88,901
- Zoning: M1 Light Industrial
- Clear Height: 15-20'

## Property Highlights

- 1 Drive In and 1 Dock High in Each Suite
- 3P Electrical Power Available
- Modern LED Lights
- Newly Renovated Office and Warehouse Suites
- Outside Storage Opportunity
- Sprinkler System
- 2.00/1,000 Parking Ratio



## AVAILABLE SUITES:

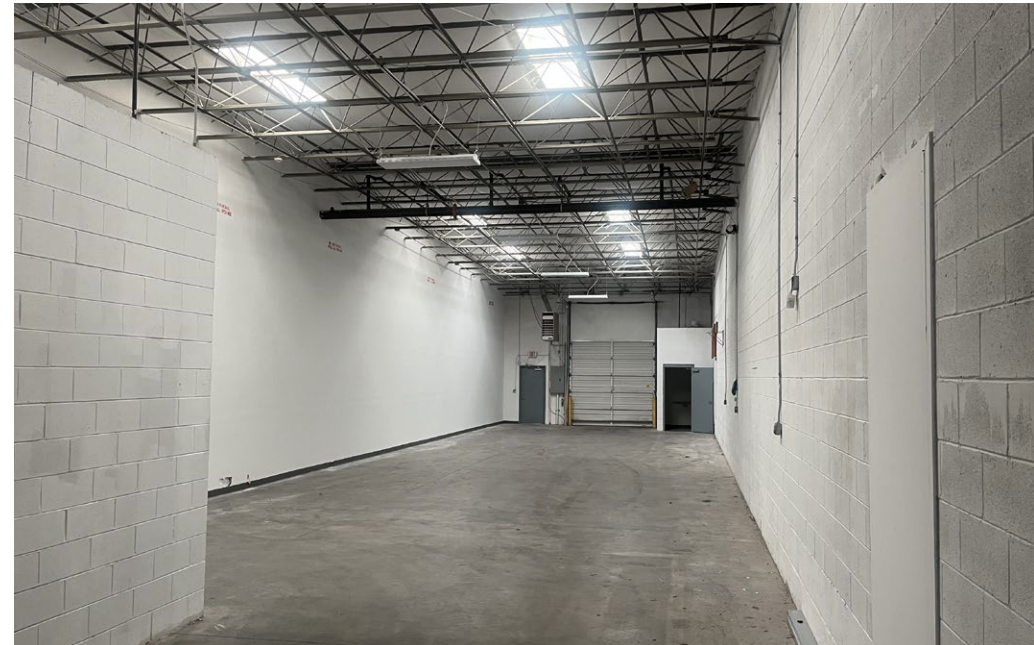
SUITE	UNIT DESCRIPTION
<b>Suite A</b>	2,662 SF   One Drive In Door
<b>Suite IJ</b>	5,132 SF   Two Drive In and Two Dock High Doors
<b>Suite F</b>	2,495 SF   One Drive In and One Dock High Doors
<b>Suites 20-22</b>	2,555-7,716 SF   Three Drive In and Three Dock High Doors

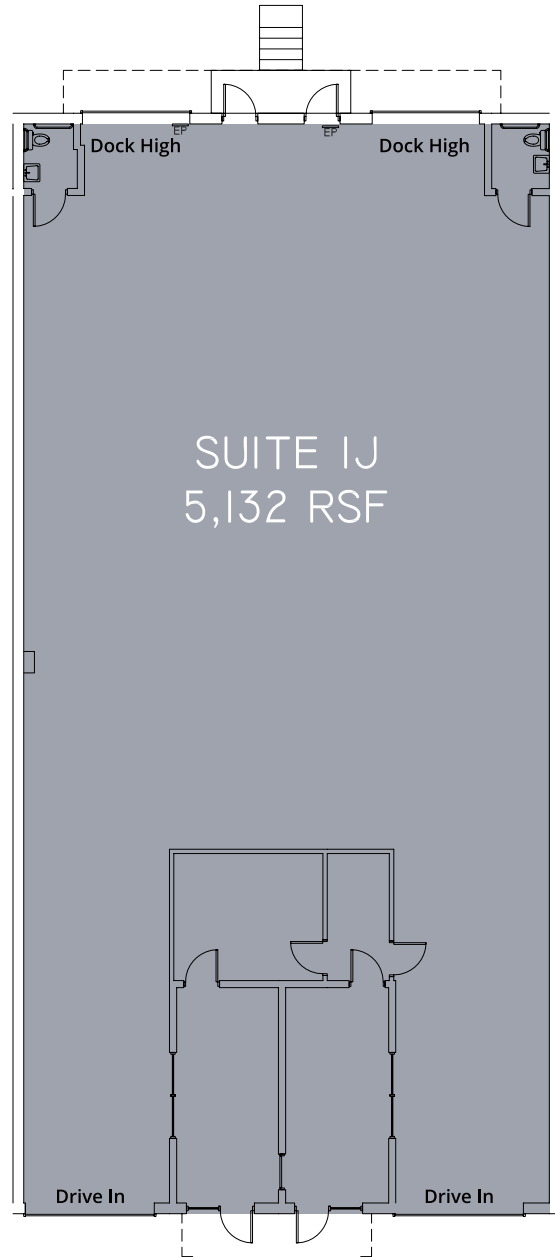
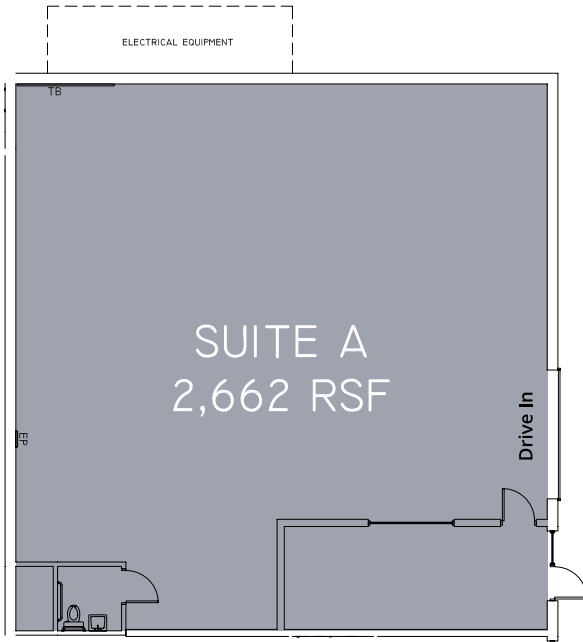


# EXTERIOR PHOTOS

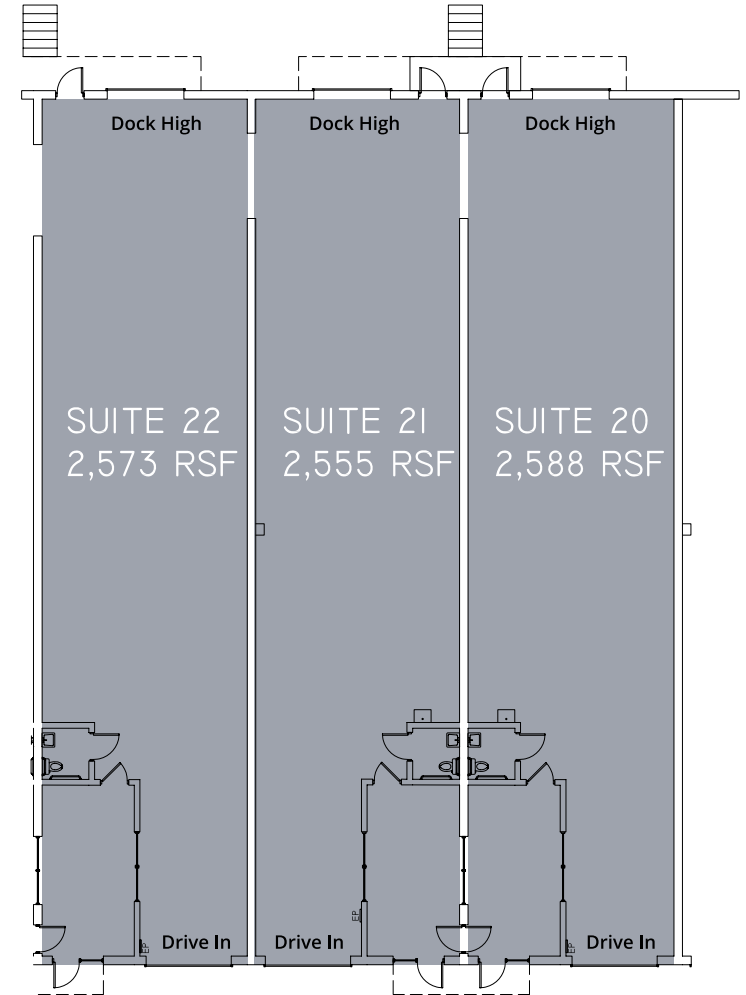


# INTERIOR PHOTOS

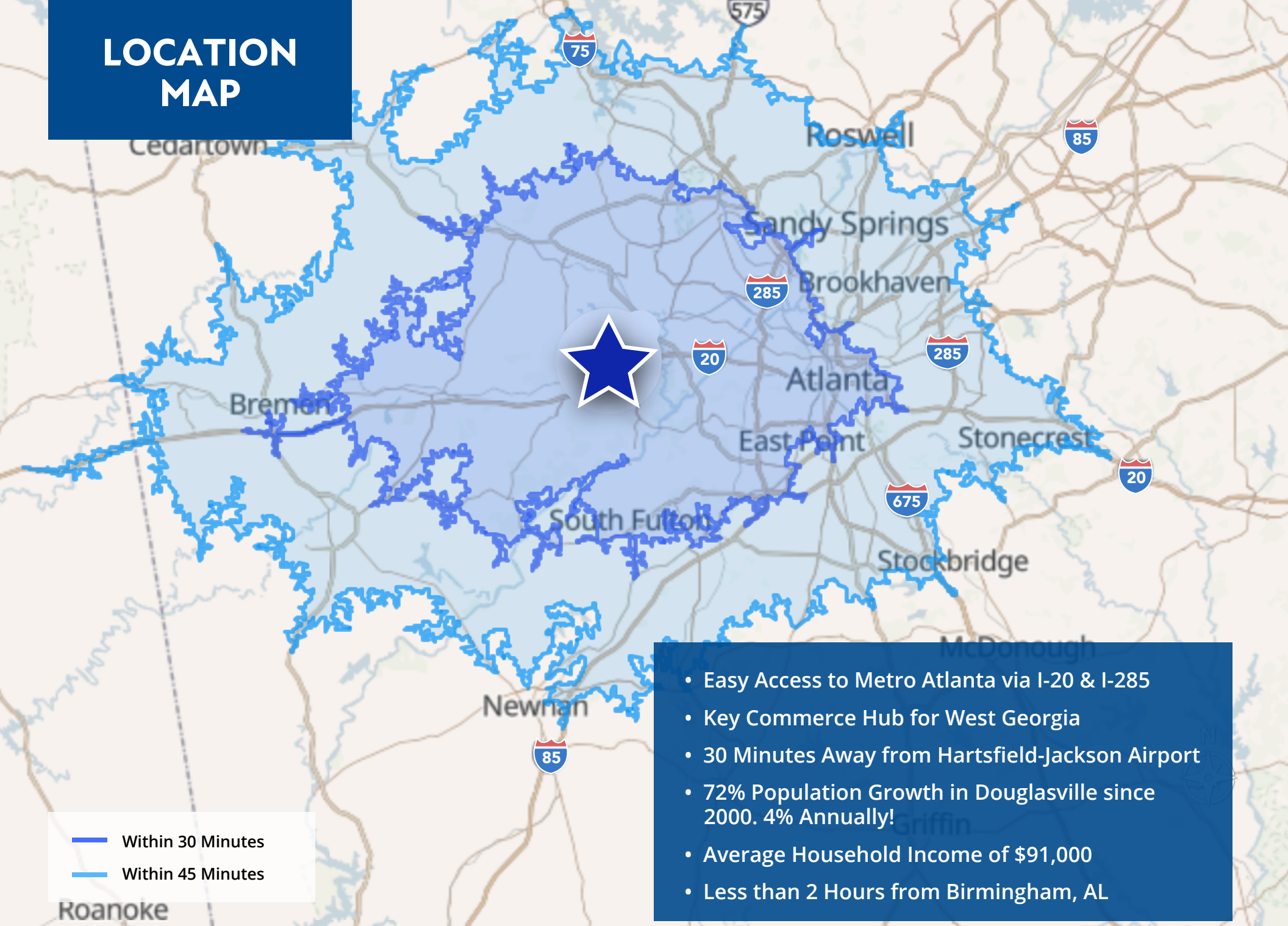




Individual & Connecting Suites Available



# LOCATION MAP



- Easy Access to Metro Atlanta via I-20 & I-285
- Key Commerce Hub for West Georgia
- 30 Minutes Away from Hartsfield-Jackson Airport
- 72% Population Growth in Douglasville since 2000. 4% Annually!
- Average Household Income of \$91,000
- Less than 2 Hours from Birmingham, AL

— Within 30 Minutes  
— Within 45 Minutes

EXCLUSIVELY LISTED BY:



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