

550 DISCOVERY PLACE

MABLETON,
GA 30126

Industrial Property For Lease
11,760+/- SF Shop and Warehouse
w/Outside Storage on 5.54+/- Acres

TOMMY BARROW

Advisor
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JASON MCCART, SIOR

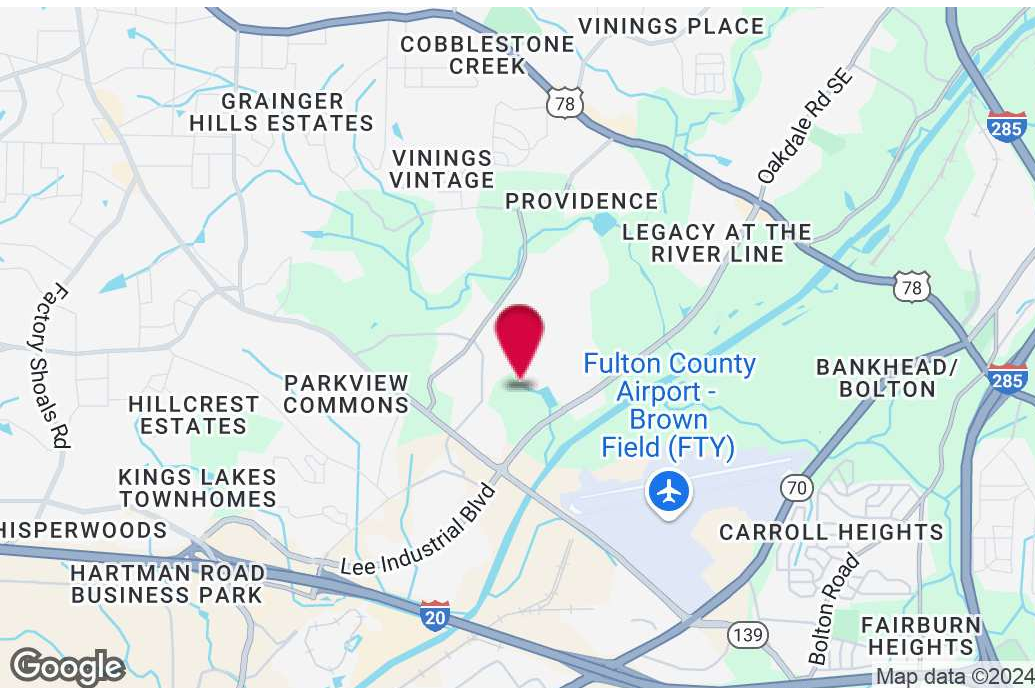
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Realty, Inc.

Industrial • Commercial • Investment
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FOR LEASE
11,760+/- SF
5.54+/- ACRES



PROPERTY HIGHLIGHTS

- 11,760+/- SF Two Story Building
- 5,600+/- Total SF Office Space
- (9) 14'x14' Grade Level Drive-In Doors
- (2) 12'x12' Grade Level Drive-In Doors
- 20' Ceiling Height in Warehouse
- Fenced, Paved and Gated Outside Storage

OFFERING SUMMARY

Available SF:	11,760 SF
Lot Size:	5.54 Acres
Zoning:	L1

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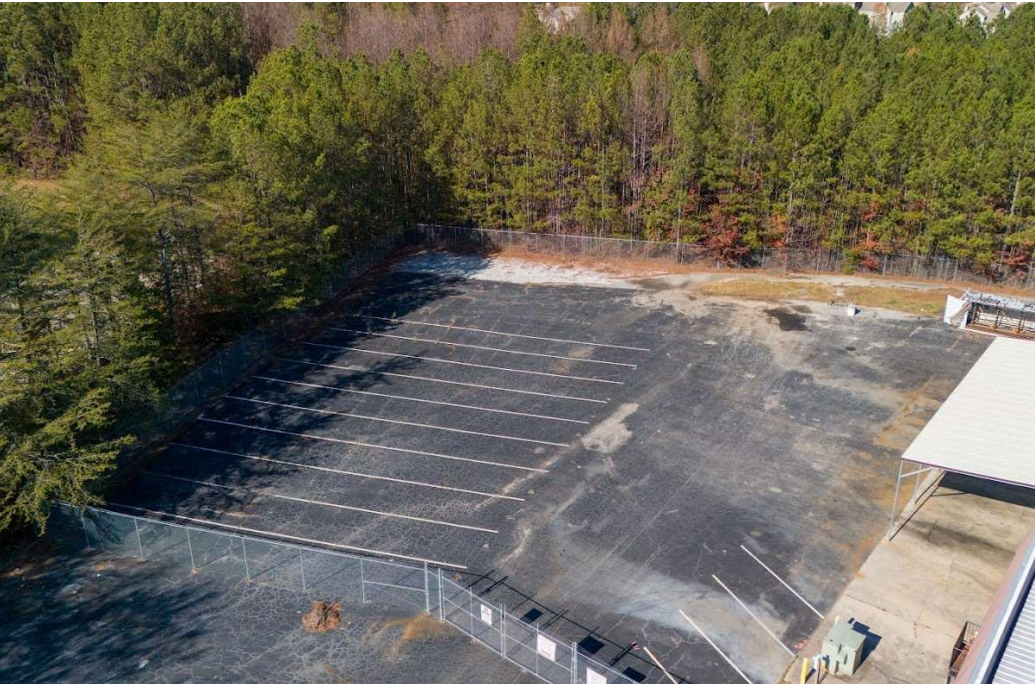
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OUTSIDE STORAGE AREA

- ◆ 8 Foot Tall Chain Link Fence Surrounding Storage Yard
- ◆ Paved Outside Storage (Approximately 3+/- Acres)
- ◆ 1 +/- Acres Can be Added
- ◆ Oil & Fuel Tanks in Place



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BUILDING PHOTOS



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WAREHOUSE PHOTOS



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OFFICE PHOTOS



Upstairs

- ◆ 2,800+/- Total SF
- ◆ Large Conference/Training Room
- ◆ Large Bullpen with Built-Ins
- ◆ Large Break/Kitchen Area
- ◆ 1 Restroom

Downstairs

- ◆ 2,800+/- Total SF
- ◆ Reception
- ◆ 4 Restrooms
- ◆ 1 Private Restroom w/Shower
- ◆ 8 Offices with Windows
- ◆ Small Bullpen
- ◆ Small Break Area

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	148,596	672,688	1,618,246
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	59,642	285,669	681,245
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$109,571	\$110,744	\$122,515
Average House Value	\$367,181	\$432,994	\$490,951

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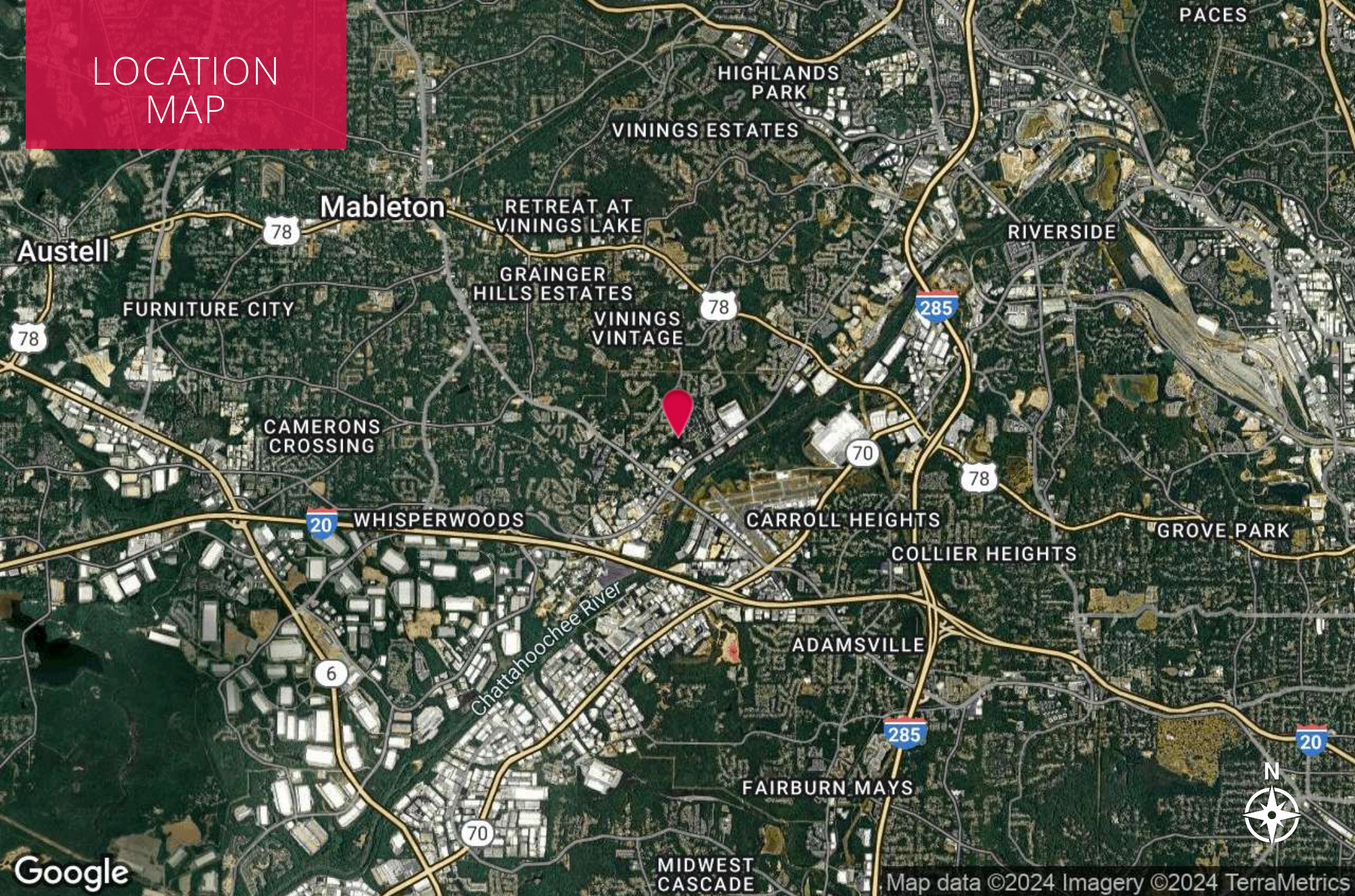
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LOCATION MAP



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