

5259 N Lake Dr

Morrow, GA 30260



FOR LEASE

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BellStreet

For Lease

5259 N Lake Dr Morrow, GA 30260



Property Description

BellStreet presents this exceptional commercial property available for lease at 5259 N Lake Dr in the vibrant city of Lake City, GA. This versatile facility offers a prime location combined with a well-designed layout to meet a variety of industrial needs.

Spanning approx. 15,681 square feet, this industrial property offers a spacious and functional layout that can be customized to suit your specific requirements. With 2 loading docks and 2 grade-level doors, it provides convenient access for loading and unloading operations.

The property boasts an impressive clear height, allowing for efficient vertical storage and utilization of space. This feature is ideal for accommodating machinery, equipment, and shelving systems.

Property Highlights

- Proximity to major highways and interstates
- Spacious and plenty of vertical storage capabilities
- Includes unfinished loft, allowing for more storage capabilities

Offering Summary

Lease Rate:	\$7.00 SF/yr (NNN)
Number of Units:	1
Available SF:	15,681 SF
Lot Size:	0.96 Acres
Building Size:	15,681 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,415	59,316	272,936
Total Population	4,630	156,741	654,351
Average HH Income	\$51,665	\$51,042	\$58,758

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For Lease, First Floor

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For Lease, Loft Area & Electric Capabilities

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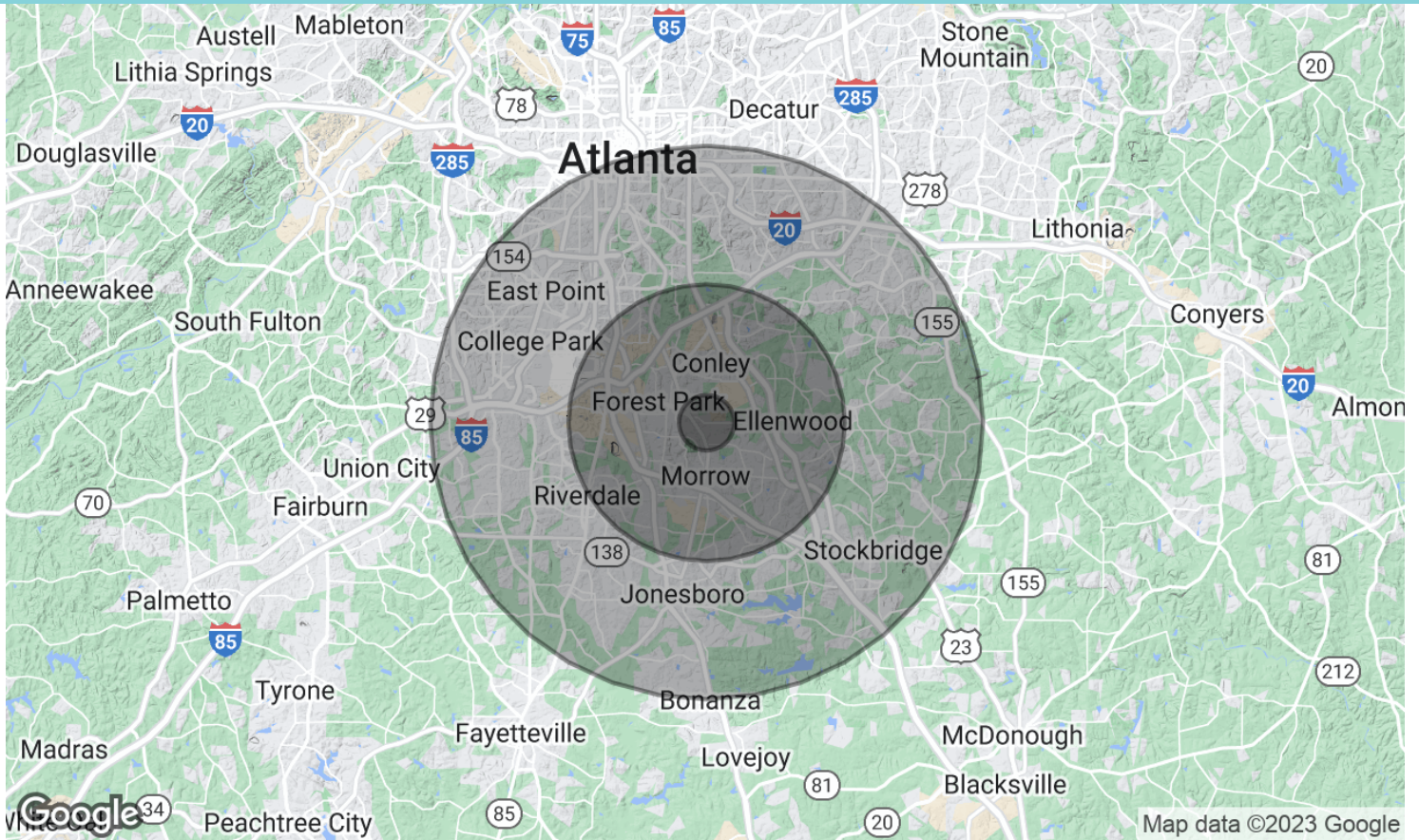


Google

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Population

	1 Mile	5 Miles	10 Miles
Total Population	4,630	156,741	654,351
Average Age	27.3	33.2	35.6
Average Age (Male)	25.7	30.4	33.3
Average Age (Female)	32.7	35.3	37.4

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,415	59,316	272,936
# of Persons per HH	3.3	2.6	2.4
Average HH Income	\$51,665	\$51,042	\$58,758
Average House Value	\$94,241	\$96,320	\$146,498

* Demographic data derived from 2020 ACS - US Census

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Parker Buchanan

Senior Associate

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Professional Background

Parker Buchanan has been specializing in industrial and trucking investment sales for 3+ years. He has completed multiple transactions totaling \$10,000,000+. In 2021, Parker received the achievers award at a respected national commercial real estate firm. He is currently the top performing advisor with BellStreet. He received his Bachelor of Arts degree in Finance at Wofford College.

BellStreet

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