



10,624 SF INDUSTRIAL WAREHOUSE

1747 Rock Chapel Road, Lithonia, GA 30058

Versatile Industrial/Flex Property on SR 124 — 3 Miles to I-20

\$1,075,000 / \$102 SF
ASKING PRICE

10,624 SF+-
TOTAL SF

0.64+-
ACRES

M \ Industrial
STONECREST

PROPERTY DESCRIPTION

For sale is a 10,624 SF warehouse on 0.64 acres+- zoned industrial in Stonecrest. The property fronts SR 124 (Rock Chapel Road) with a 32,000+ traffic count, and is located 3 miles north of I-20 at the Turner Hill Road exit.

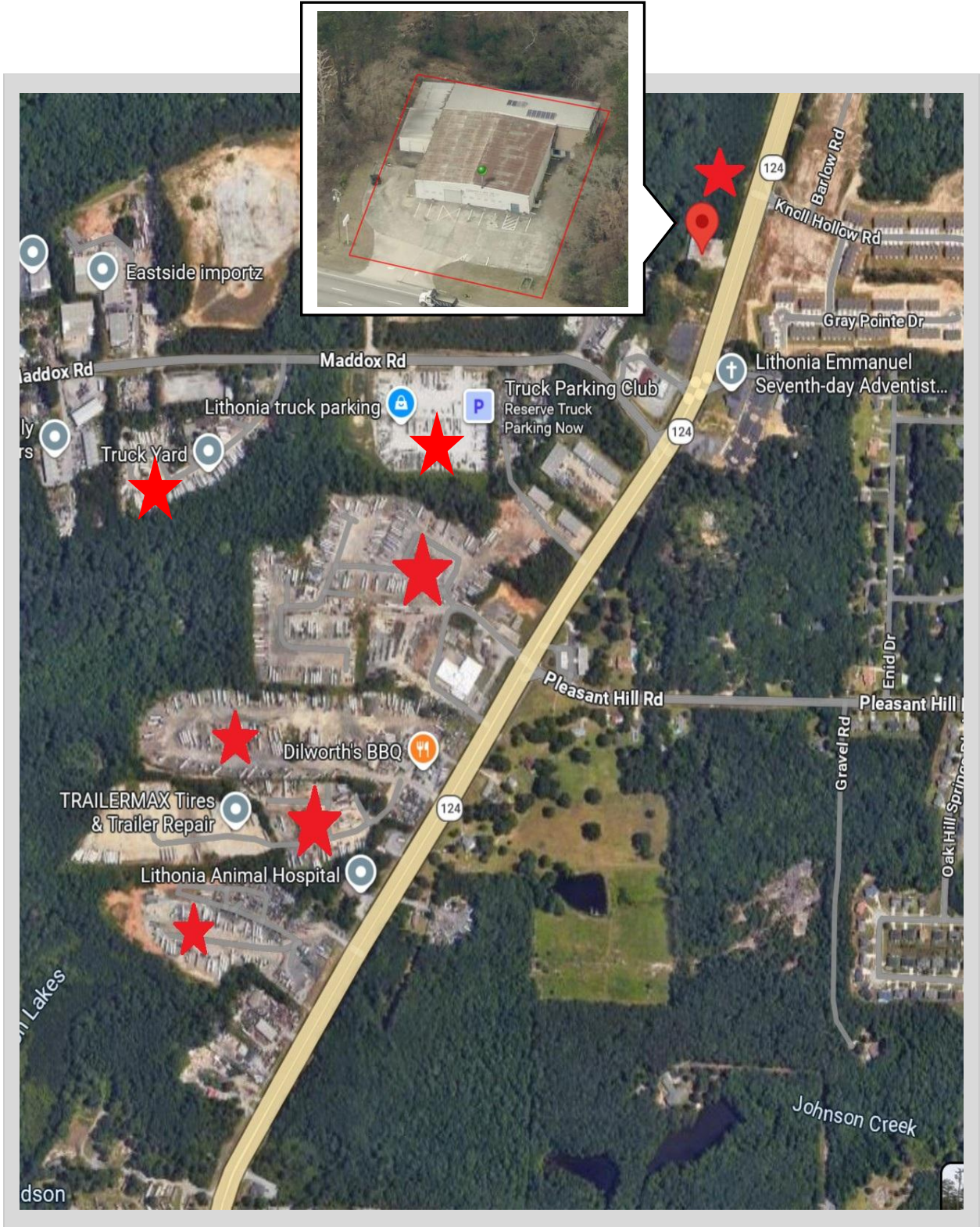
The improvements consist of the original building and 2 additions: a 3,300 SF office featuring five private offices, a conference room, breakroom and restroom; a 5,760 SF± column-free main shop with 16' to 19' clear heights, including a shop office and restroom; and a 1,590 SF± secondary shop area with 10' to 12' clear heights and a 9'w x 10'h dock-high door. The main shop is served by one 12' x 12' grade-level roll-up door on the front and two 12' x 12' dock-high roll-up doors on the side. Electrical service is 3-phase, 200-amp, 240V.

Capital improvements by the owner include sewer line replaced (2005), roofs replaced (2007), and main office HVAC replaced with two 2.5-ton units (2021). Hydraulic lifts and a compressor are available separately. The flexible M (industrial) zoning supports a wide range of uses including auto repair, mechanic shop, contractor, distribution, manufacturing, and general warehouse/storage. The adjacent parcel is currently under construction for tractor-trailer parking, and there are six existing truck and trailer parking facilities located between the property and I-20.

IMAGES

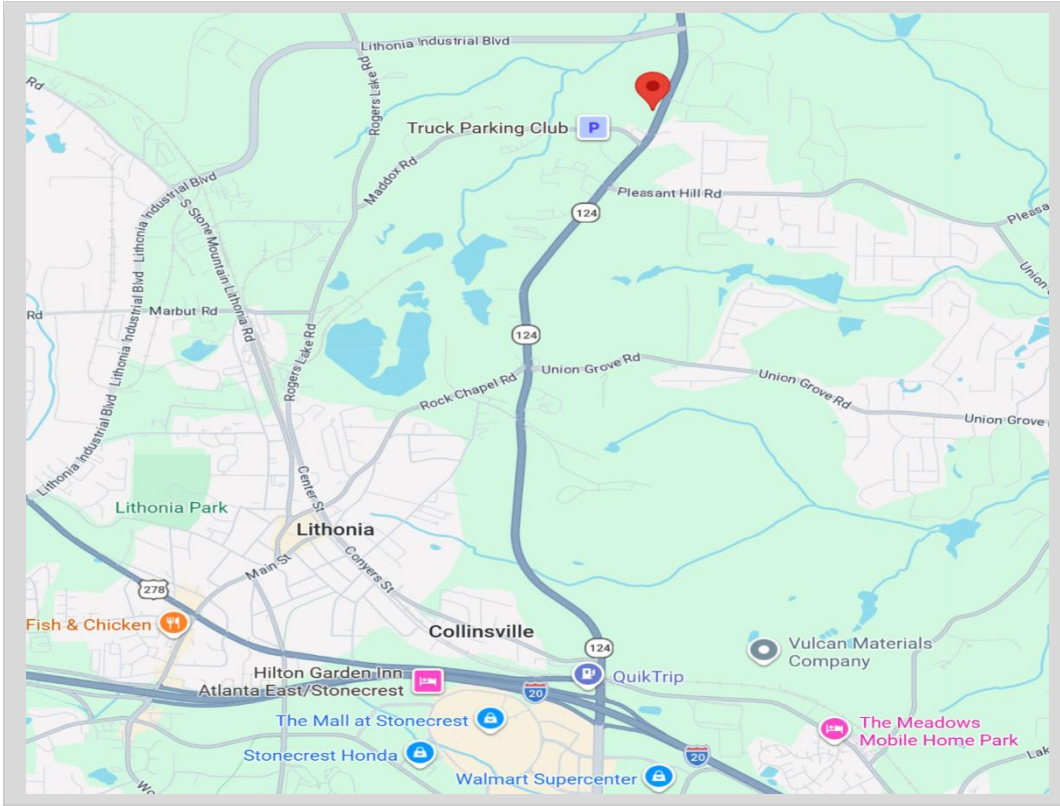


TRUCK PARKING FACILITIES



LOCATION & BROKER INFORMATION

LOCATION MAP



BUILDING SPECIFICATIONS

COMPONENT	SQUARE FEET	CLEAR HEIGHT	DOORS	FEATURES
Office	3,300	Standard	—	5 offices, conf room, breakroom
Main Shop	5,760±	16'–19'	1 DI + 2 DH	Column-free, 1 office & restroom
Secondary Shop	1,590±	10'–12'	1 DH	9'w x 10'h dock-high
Site / Yard	0.64 acres	—	—	Concrete paved

EXCLUSIVELY OFFERED BY



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