

# 605 ATHENA DRIVE

ATHENS, GA  
30605

**FOR SALE or LEASE**  
**New Industrial Outside Storage**  
**(3) 10,000+/- SF Bldg. on 3± Acres Each**

**TOMMY BARROW**

*Advisor*  
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**BRYAN MARSHBURN, SIOR, CCIM**

*Senior Vice President*  
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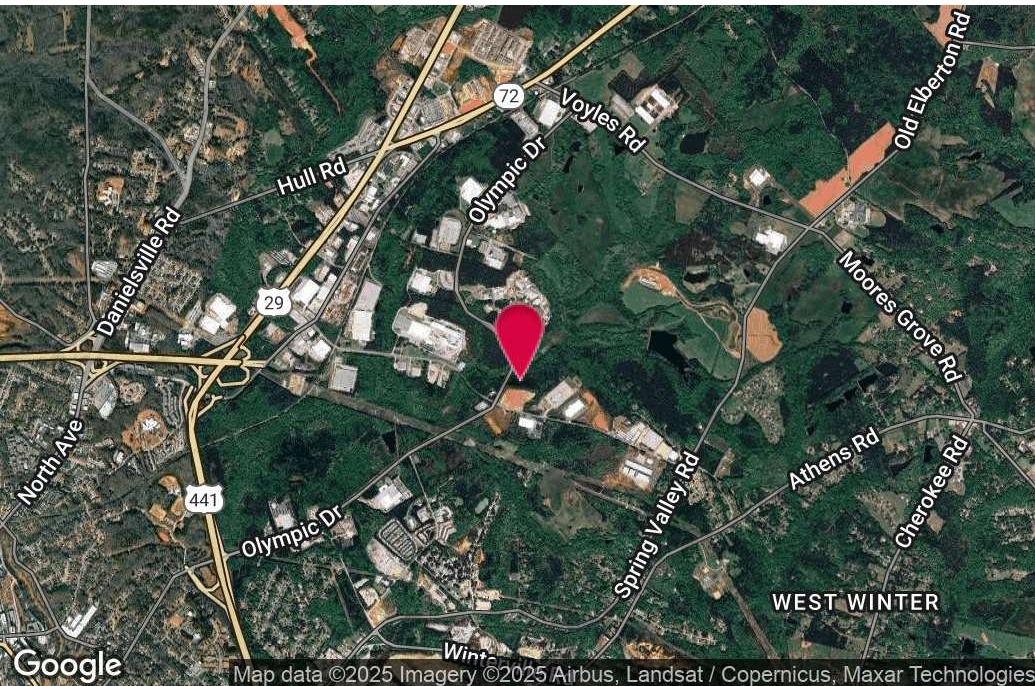


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# FOR SALE OR LEASE NEW INDUSTRIAL OUTSIDE STORAGE DEVELOPEMENT



## PROPERTY HIGHLIGHTS

- New Industrial Outside Storage Development/Maintenance Facility/Storage Yard
- Estimated Q1 2026 Delivery
- (3) 10,000± SF Buildings w/1,000± SF Office Space on 3± Acres/Building
- Graveled, Fenced, & Gated yard
- 2± Acres of Usable Outside Storage Per Lot
- 7 Oversized, Grade Level Doors Per Building
- 1.5± Miles to Highway 441
- Adjacent to FedEx Terminal

## OFFERING SUMMARY

Lot Size:	(3) 3± Acre Lots
Building Size:	(3) 10,000± SF Buildings
Zoning:	Employment-Industrial Athens-Clark Co.

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AERIAL



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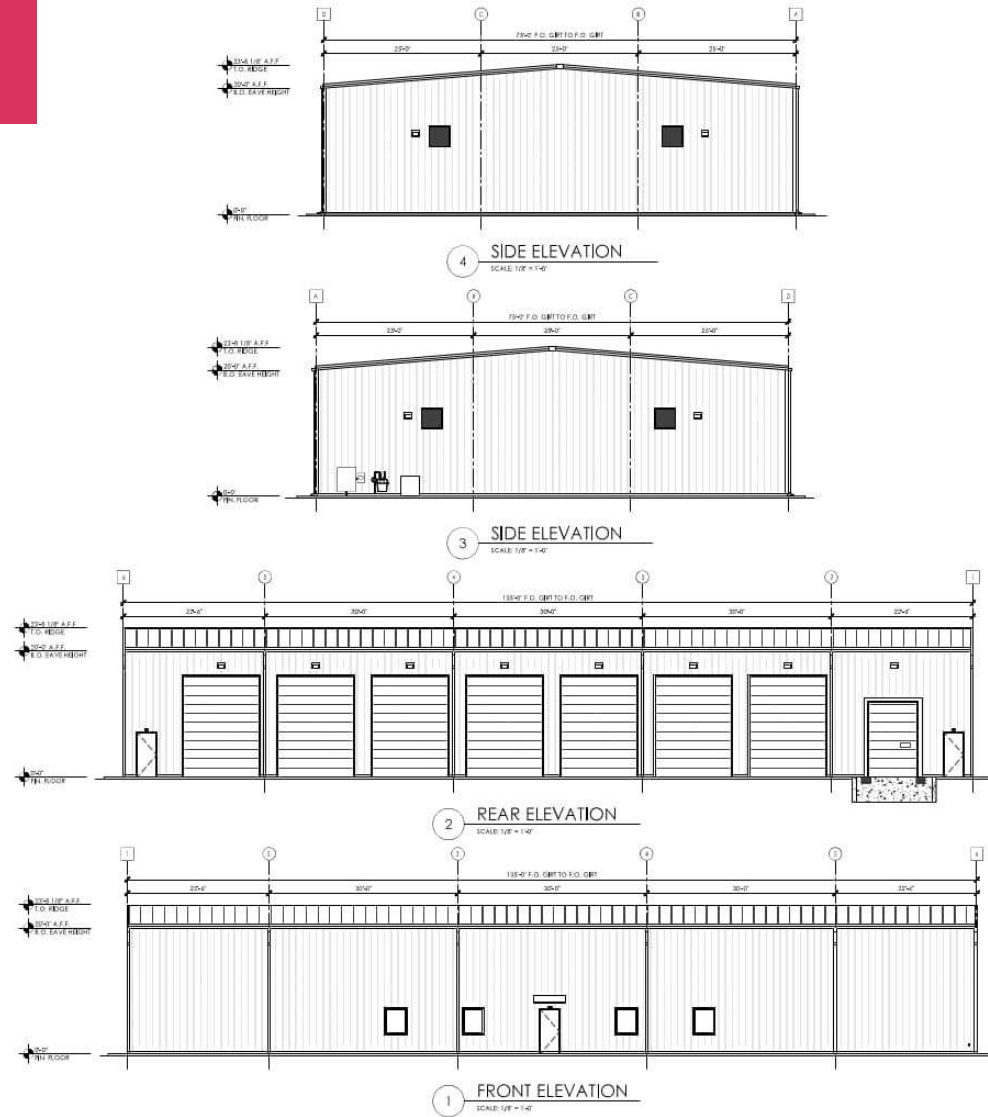
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Realty, Inc. **CORFAC**  
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# RENDERING PHOTO



TRUCK MAINTENANCE  
FACILITY

605 ATHENS DRIVE  
ATHENS, GA 30605

## REVISIONS

**PROJECT DATA**  
10,125 SQ. FT.  
**PROJECT NUMBER**  
2410  
**ISSUE DATE**  
06/16/24

ATHENS, GA

**A2.0**  
EXTERIOR  
ELEVATIONS

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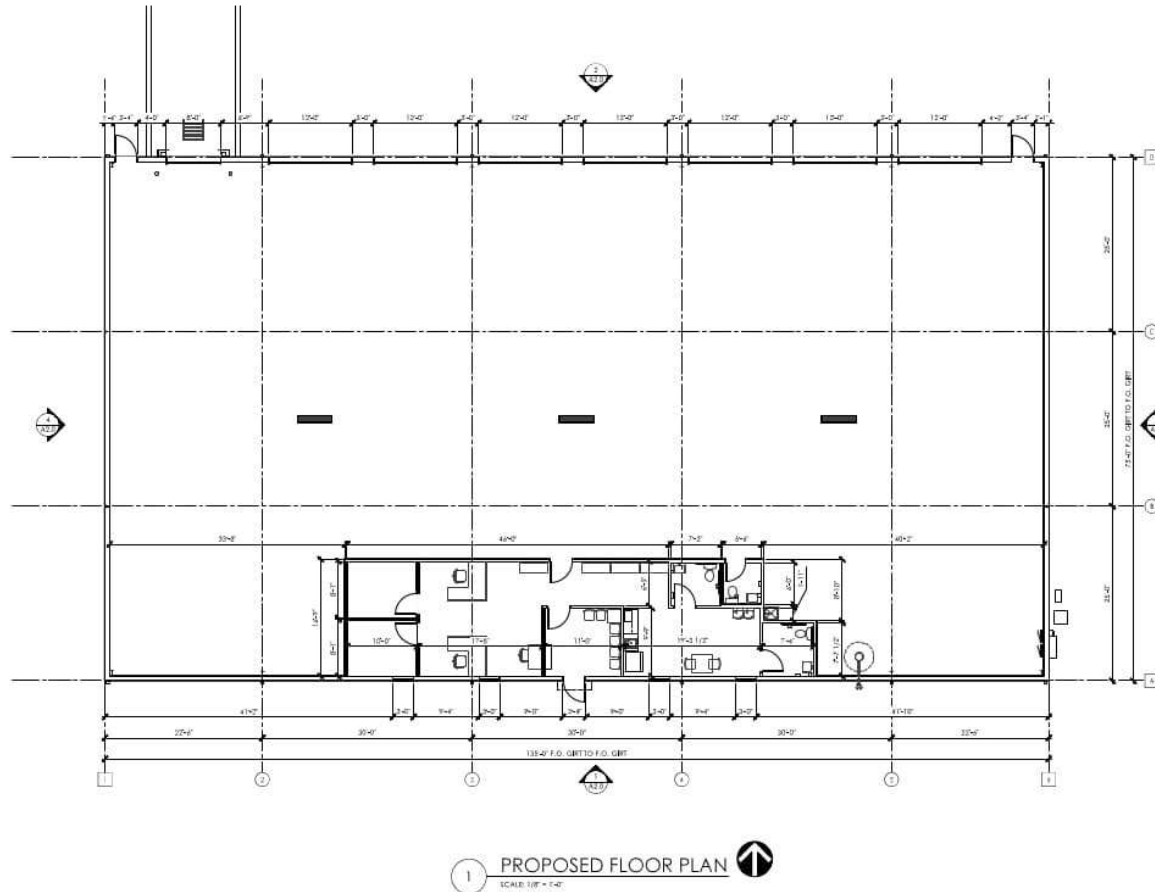
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# FLOOR PLAN



**TRUCK MAINTENANCE  
FACILITY**

605 ATHENA DRIVE  
ATHENS, GA 30605

## REVISIONS

**PROJECT DATA**  
18,129 SQ. FT.  
**PROJECT NUMBER**  
24137  
**ISSUE DATE**  
05-16-24  
ATHENS, GA

**A1.0**  
PROPOSED  
FLOOR PLAN

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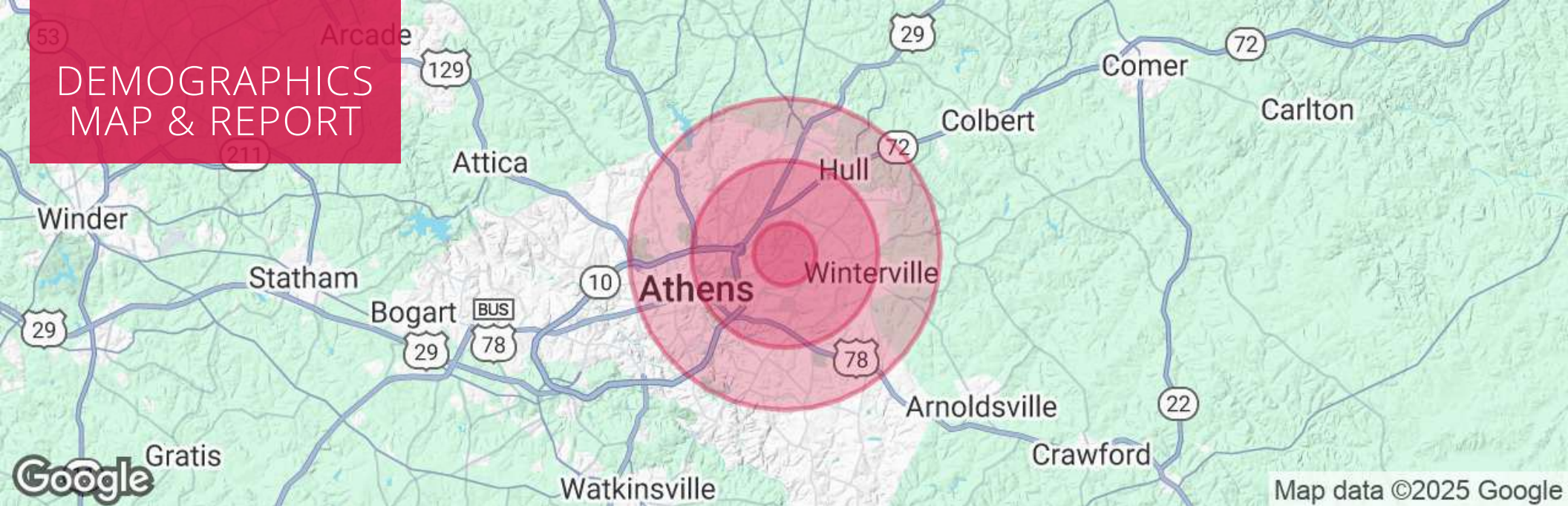


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,052	31,438	91,227
Average Age	37	34	33
Average Age (Male)	37	33	33
Average Age (Female)	38	35	34

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	371	13,002	35,398
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$48,051	\$55,740	\$66,416
Average House Value	\$176,691	\$262,363	\$306,740

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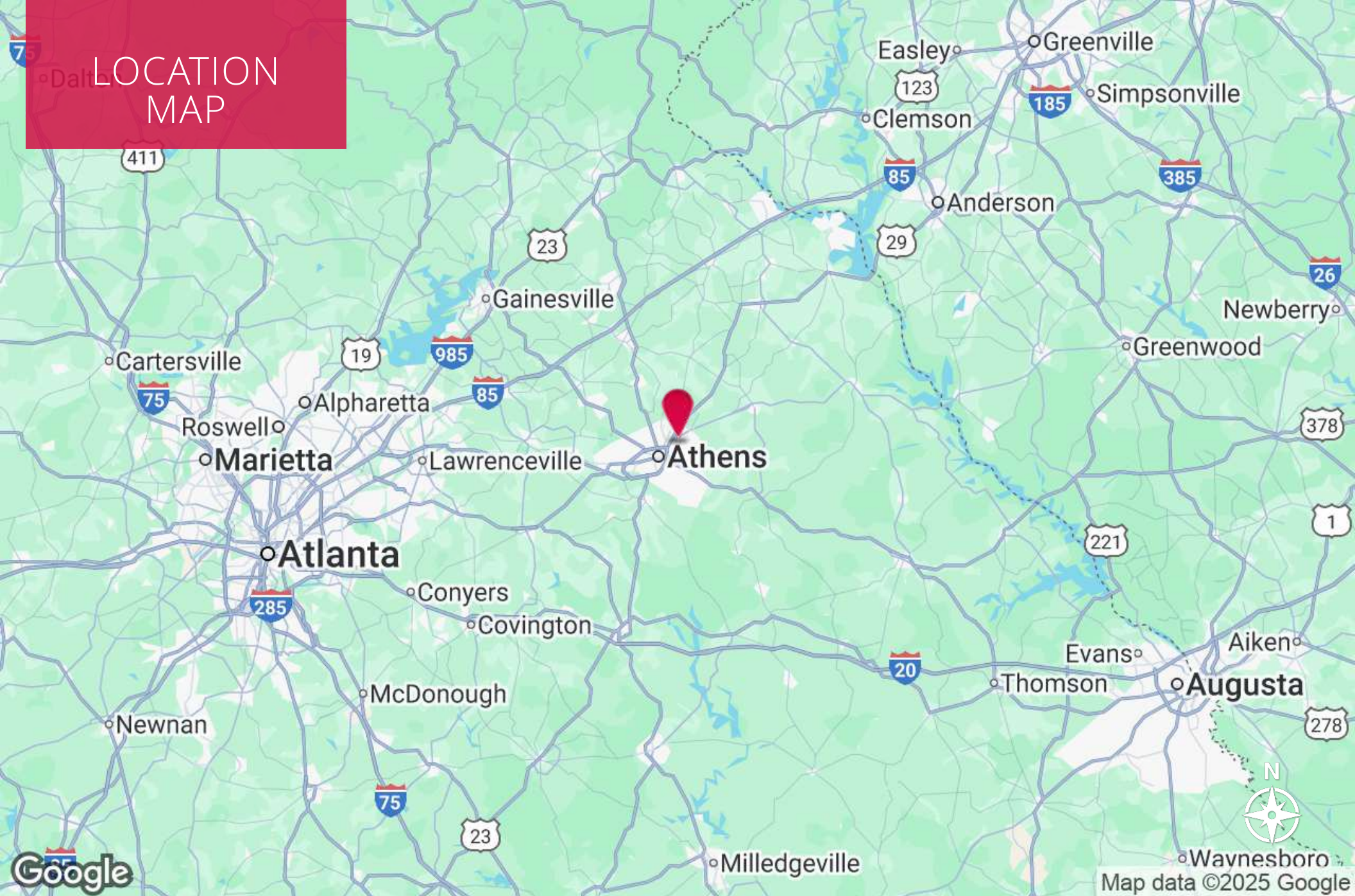
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# LOCATION MAP



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EXCLUSIVELY LISTED BY:

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