

INDUSTRIAL FOR SALE

+/-9,375 SF WAREHOUSE BUILDING IN MORROW

6965 & 6953 COMMERCIAL DRIVE, MORROW, GA 30260



OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Sale Price: | Inquire |
| Building Size: | +/-9,375 SF |
| Lot Size: | +/-0.90 Acres & +/-0.56 Acres |
| Year Built: | 1990 |
| Zoning: | Heavy Industrial |
| Market: | Atlanta |
| Submarket: | N Clayton/Airport |
| APN's | 12081B D006 & 12081B D005 |

PROPERTY DESCRIPTION

+/-9,375 SF Warehouse Building for Owner/User or Investor for Sale in Morrow, including Additional Parcel. Situated minutes from I-75, Exit 233 in Clayton County. The property is Zoned Heavy Industrial, allowing a range of industrial uses and providing convenient access to key transportation routes and Atlanta Airport.

PROPERTY HIGHLIGHTS

- +/-9,375 SF Warehouse Building on +/-0.90 Acres
- +/-1,875 SF Office Space
- +/-0.56 Contiguous Parcel for Outside Storage
- Both Parcels Fenced, Screened, Gated & Lighted
- Located Less Than One Mile from I-75, Exit 233
- 8.7 Miles from Atlanta Airport
- 1 Dock Door | 1 Drive-In Door
- Ceiling Height: 14'
- Zoning: Heavy Industrial (HI)
- Sales Price: Inquire
- Clayton County

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 27,583 | 69,383 | 200,575 |
| Total Population | 76,840 | 191,710 | 553,032 |
| Average HH Income | \$69,864 | \$71,473 | \$78,507 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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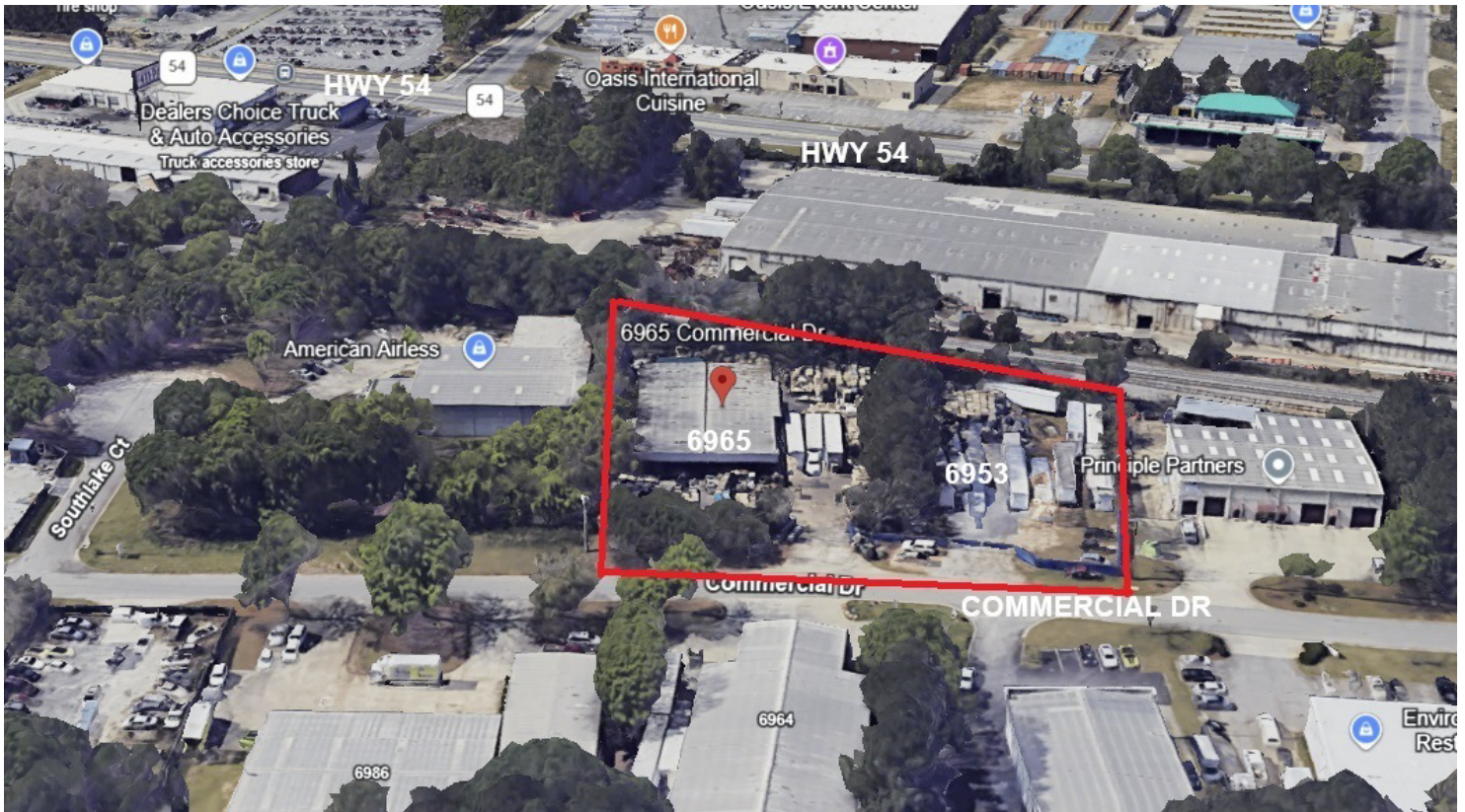
KW COMMERCIAL
560 Newnan Crossing Bypass
Suite 200
Newnan, GA 30265

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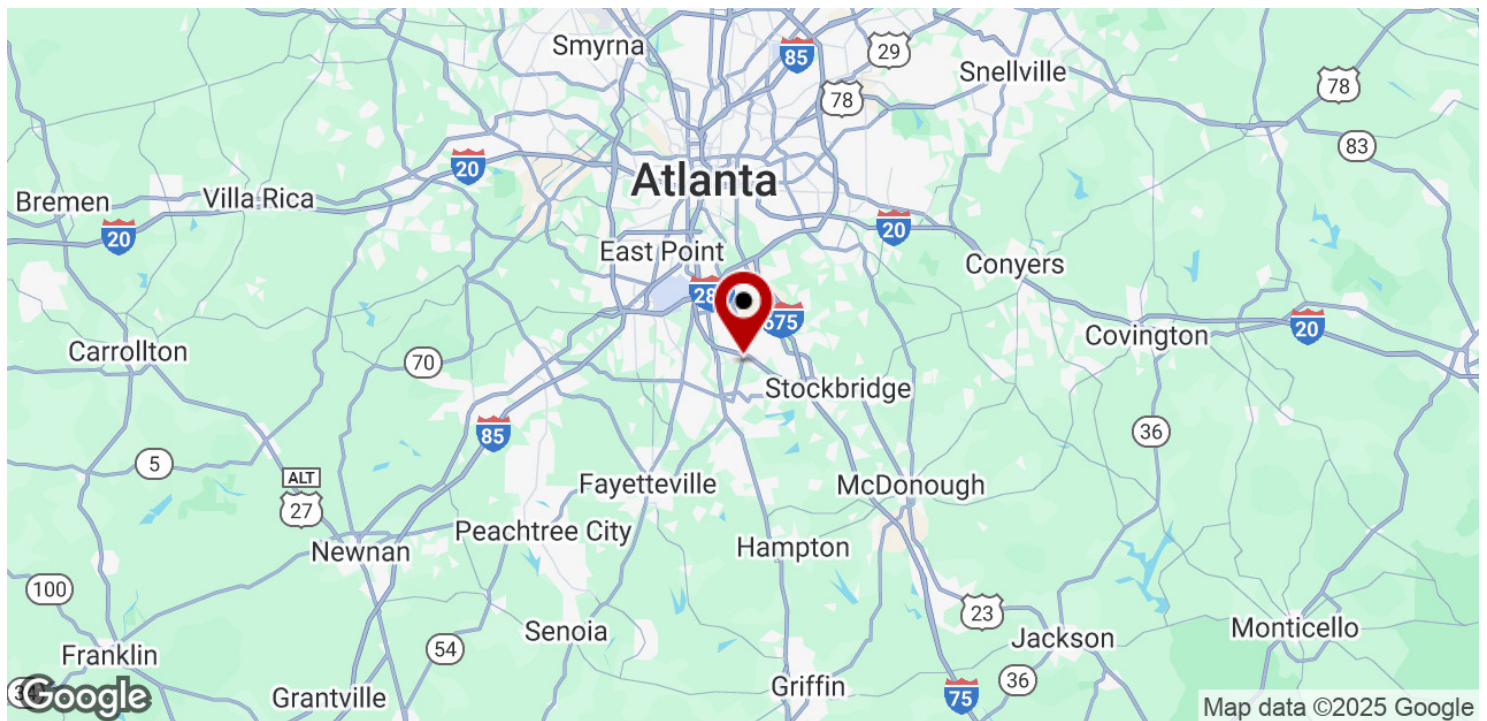
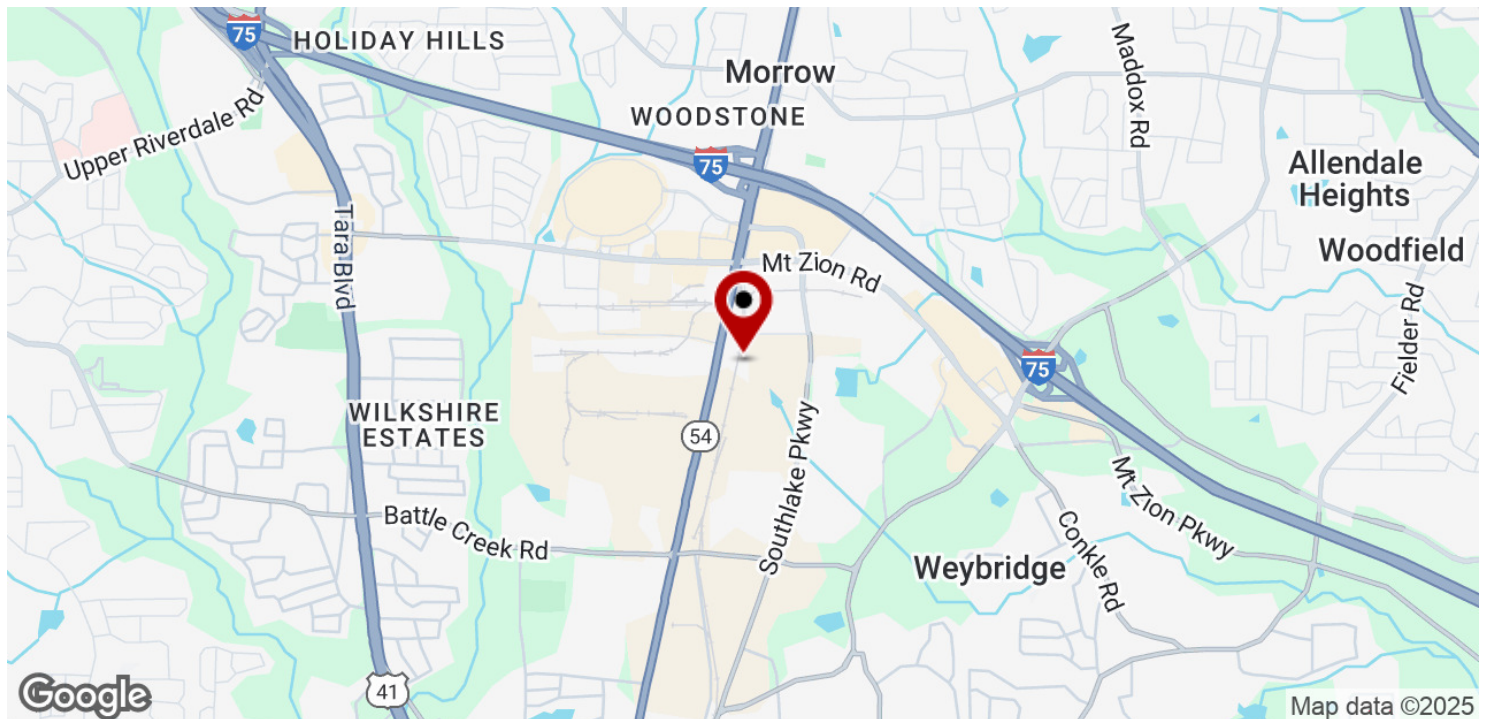
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