

# SALE

**20 BELLAMY PL**  
20 Bellamy PI Stockbridge, GA 30281



**VIDEO**

## PROPERTY DESCRIPTION

This flexible high-end industrial warehouse is a perfect fit for an owner-user or investor. It is zoned industrial-M2 which provides a wide range of permitted use opportunities including but not limited to:

- Auto repair & service
- Auto Body & repair shop
- Auto Glass Shop
- Electric Machinery, service & repair shop
- HVAC Sales, service & repair shop
- Appliances Sales, service & repair shop
- Food Storage, Manufacturing & distribution
- Storage & distribution

The spacious customer reception/show room sections, includes bathroom, kitchenette, and customer seating area. The main workshop area is equally impressive, currently featuring multiple offices, specialty Engine repair room, parts storage room, 2bath and a full bath, the warehouse has 18-foot High ceilings, and three large rolling doors, with 16feet High. The shop also ensures an environmentally controlled space with ease of use for ingress and egress for either car or trucks

## OFFERING SUMMARY

Sale Price:	\$1,825,000
Number of Units:	1
Lot Size:	1.42 Acres
Building Size:	11,725 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,800	34,601	124,259
Total Population	3,802	89,713	342,607
Average HH Income	\$53,185	\$76,871	\$74,311

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SALE PRICE

**\$1,825,000**

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### LOCATION INFORMATION

Building Name	20 Bellamy PL
Street Address	20 Bellamy Pl
City, State, Zip	Stockbridge, GA 30281
County	Henry
Market	South Clayton/Henry County
Sub-market	Henry County/Stockbridge
Cross-Streets	Highway 42

### BUILDING INFORMATION

Building Size	11,725 SF
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### PROPERTY INFORMATION

Property Type	Industrial Warehouse
Property Subtype	Manufacturing
Zoning	Industrial-M2
Lot Size	1.42 Acres
APN #	068D03031000
Lot Frontage	46 ft
Lot Depth	413 ft

### Amenities

The building includes large offices that can be used for show room as well with multiple Bathrooms and a full bath in the main warehouse. It has been built with high quality construction, high ceiling and environmental control warehouse. This is a very clean shop and currently used as a high end luxury Porsche service & repair shop. The warehouse comes with 3



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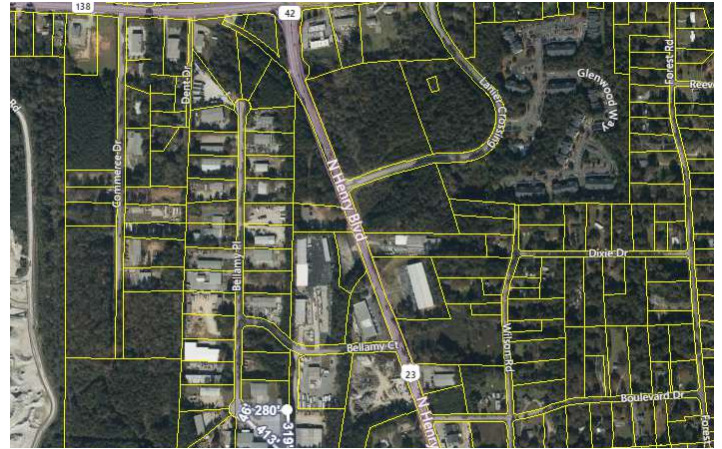
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### LOCATION DESCRIPTION

This property, located in the Bellamy Industrial Park, in Stockbridge, GA, is roughly 4 miles to exit 224 on I-75, connects to GA-138 via GA-42, 23 miles to Atlanta-Hartsfield International Airport, less than 3 miles to downtown Stockbridge, and about 7 miles to McDonough, GA.

### SITE DESCRIPTION

This property is located within an industrial park at the corner of cul-de-sac in Stockbridge GA, It features a concrete driveway with grass yard on each side which lead you to the warehouse. It is surrounded by trees at the rear, providing a natural and secluded boundary. On either side of the property are neighboring industrial warehouses.



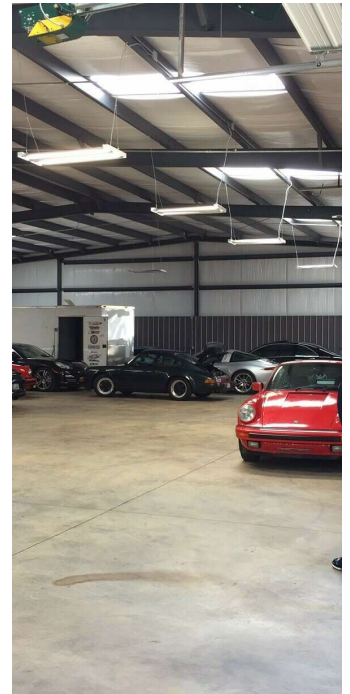
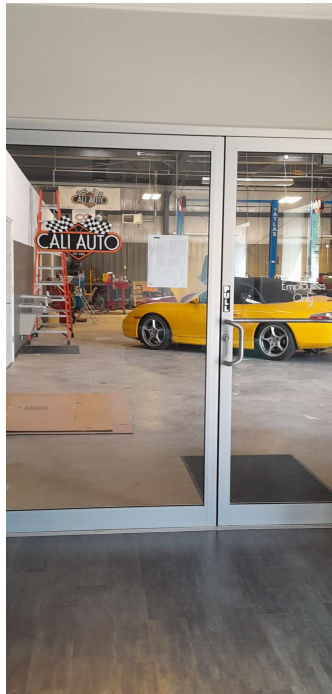
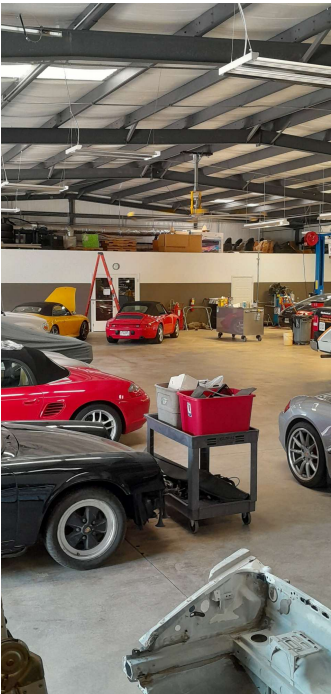
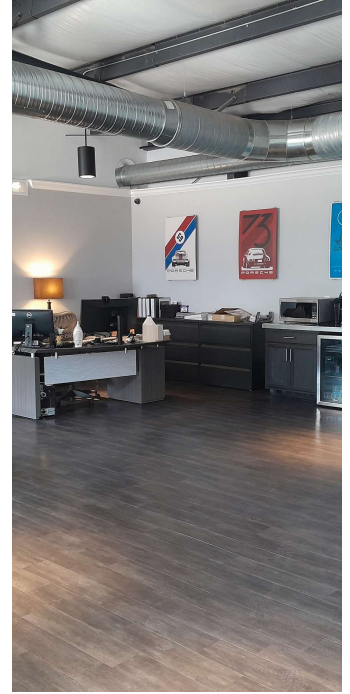
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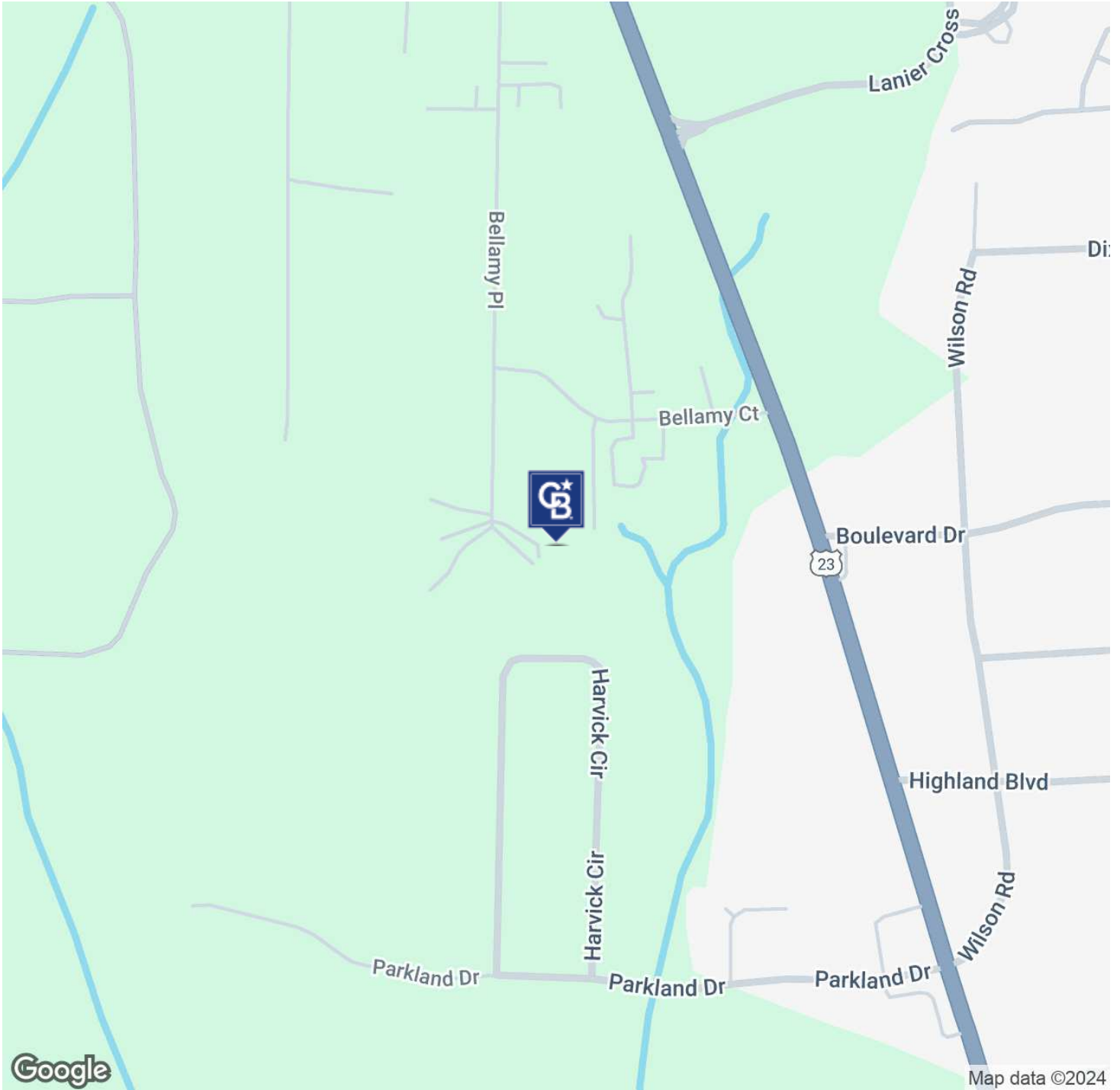
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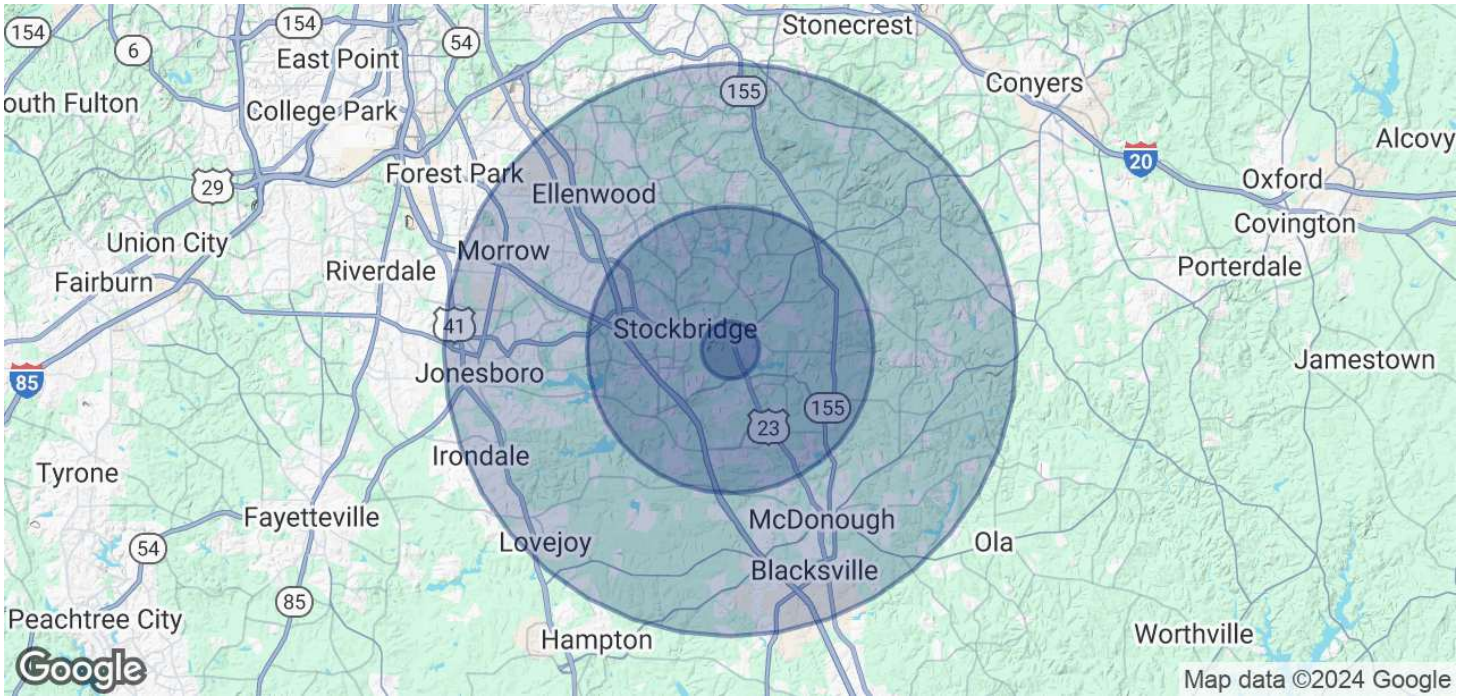


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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,802	89,713	342,607
Average Age	37.3	37.5	36.9
Average Age (Male)	36.1	36	34.7
Average Age (Female)	37.3	38.8	38.4

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,800	34,601	124,259
# of Persons per HH	2.1	2.6	2.8
Average HH Income	\$53,185	\$76,871	\$74,311
Average House Value	\$52,013	\$169,523	\$165,226

2020 American Community Survey (ACS)

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