

# WAREHOUSE / FLEX BUILDING AVAILABLE FOR SALE

3095 MOON STATION ROAD, KENNESAW, GA, USA



## OFFERING SUMMARY

<b>PRICE:</b>	\$875,000.00
<b>BUILDING SF:</b>	3,760+/- SF
<b>WAREHOUSE / OFFICE</b>	2,845+/- SF / 915+/- SF
<b>LOT SIZE:</b>	0.49+/- acres
<b>O/H DOORS</b>	Two - Grade level and dock high - 12'x12'
<b>CLEAR HEIGHT:</b>	14'+/-
<b>POWER:</b>	Three Phase
<b>LAYDOWN YARD:</b>	Yes, 50'x50'+/- sf
<b>COMPRESSED AIR</b>	Yes / 150psi
<b>YEAR BUILT:</b>	1981
<b>ZONING:</b>	L-1 (Light Industrial)

## PROPERTY OVERVIEW

Prime location near the heart of Kennesaw, Georgia for an investor or owner to secure an industrial flex location with great frontage along Moon Station Road. The subject property offers an ample warehouse space with one dock high and one grade level w/h doors, and a fenced lay-down yard.

Property also features two offices, lobby and admin area, bathrooms (both office and warehouse), racking and security (including CCTV), system.



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