



40,000 SF ON 13.3 ACRES WITH TRAILER PARKING / OUTSIDE STORAGE

7435 Factory Shoals Road
Austell, GA 30168

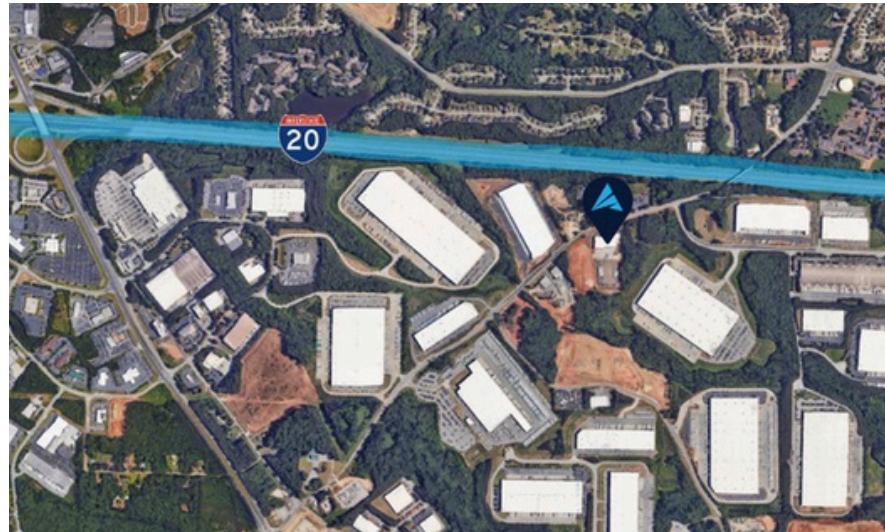
FOR LEASE



PROPERTY INFORMATION

Total Size:	40,000 SF
Office:	3,700 SF
Warehouse:	36,300 SF
Loading:	Fifteen (15) Dock High Doors Three (3) Drive-In Ramps*
Clear Height:	22'
Available:	November 2025
Fire Sprinkler:	Wet System
Location:	+/- 1.9 miles from I-20 +/- 5.5 miles from I-285 +/- 8 miles from Austell Intermodal Yard +/- 15 miles from Atlanta Airport

*Two (2) are 16'x16' and One (1) is 12'x14'



APEX INDUSTRIAL
REAL ESTATE ADVISORS

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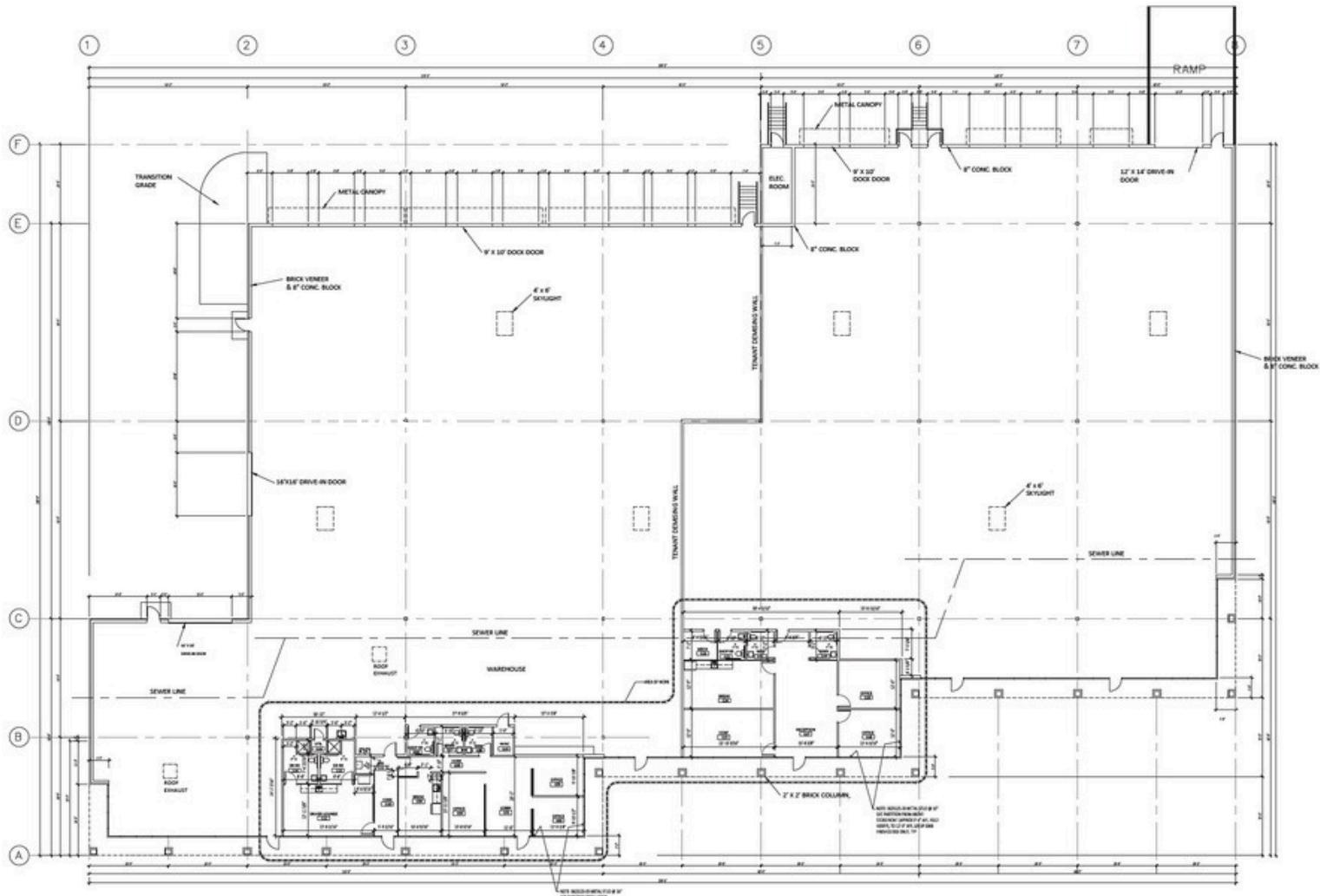
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FLOOR PLAN



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OUTSIDE STORAGE / PARKING



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