



**+/- 10,000 SF ON 13.3 ACRES OF TRAILER PARKING / OUTSIDE STORAGE**

**7435 Factory Shoals Road**

**Austell, GA 30168**

**FOR LEASE**



**PROPERTY INFORMATION**

- Total Size:** +/- 10,000 SF
- Office:** +/- 1,000 SF
- Warehouse:** +/- 9,000 SF
- Loading:** Five (5) Dock High Doors
- Clear Height:** 22'
- Available:** November 2024
- 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

*TBD based on SF occupied*



3500 Lenox Road, Suite 1275 | Atlanta, GA 30326 | [apexindustrialre.com](http://apexindustrialre.com)

For more information,  
please contact:

**RYAN BLACKBURN**

Office: (404) 974-2716  
Cell: (404) 821-7715  
rblackburn@apexindustrialre.com

**EVAN ARNOLD**

Office: (404) 595-1538  
Cell: (770) 658-4319  
earnold@apexindustrialre.com

Although the information contained therein was provided from sources believed to be reliable, Apex Industrial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

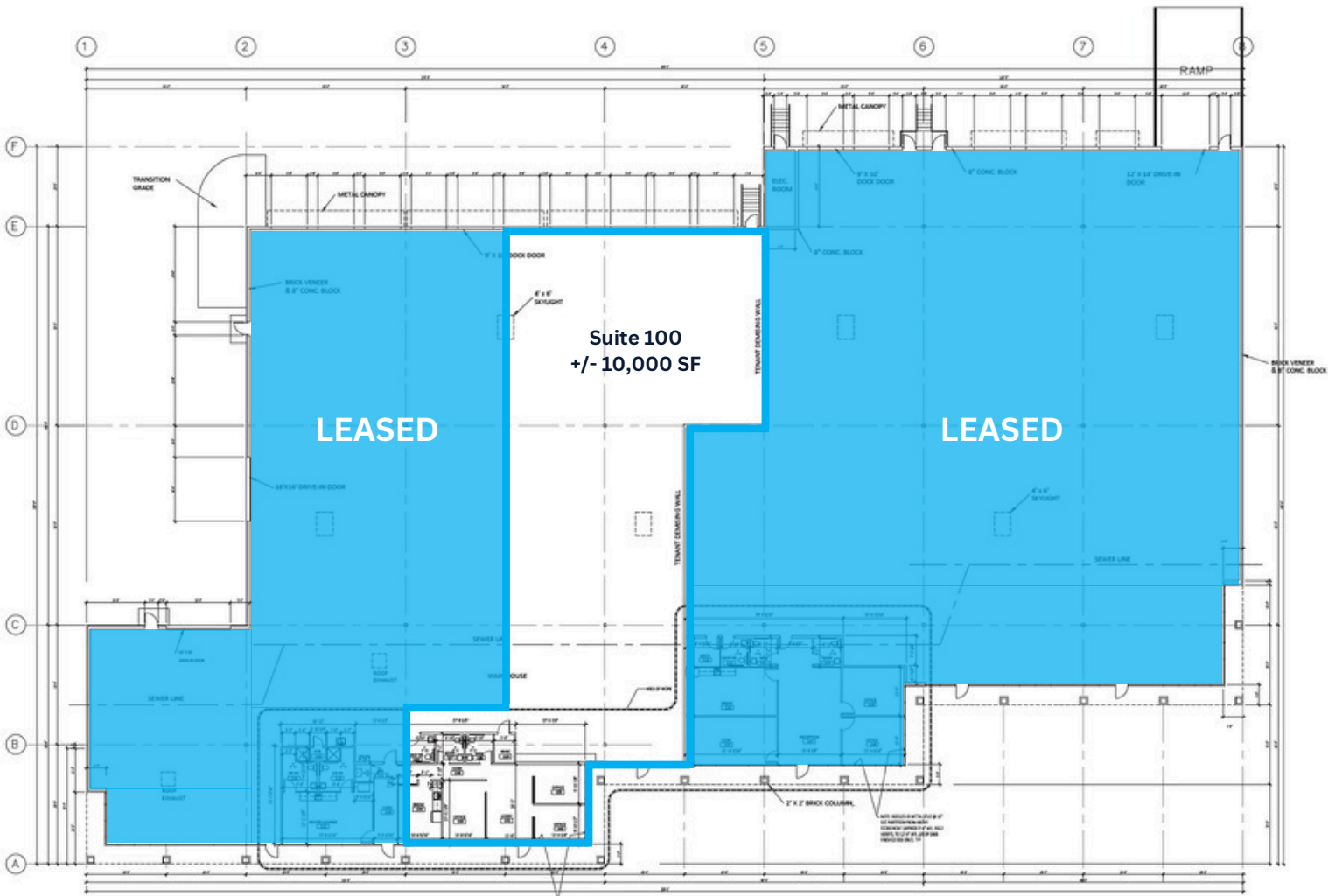


**+/- 10,000 SF ON 13.3 ACRES OF TRAILER PARKING / OUTSIDE STORAGE**

7435 Factory Shoals Road

Austell, GA 30168

# FLOOR PLAN



3500 Lenox Road, Suite 1275 | Atlanta, GA 30326 | [apexindustrialre.com](http://apexindustrialre.com)

For more information,  
please contact:

**RYAN BLACKBURN**

Office: (404) 974-2716

Cell: (404) 821-7715

[rblackburn@apexindustrialre.com](mailto:rblackburn@apexindustrialre.com)

**EVAN ARNOLD**

Office: (404) 595-1538

Cell: (770) 658-4319

[earnold@apexindustrialre.com](mailto:earnold@apexindustrialre.com)

Although the information contained therein was provided from sources believed to be reliable, Apex Industrial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

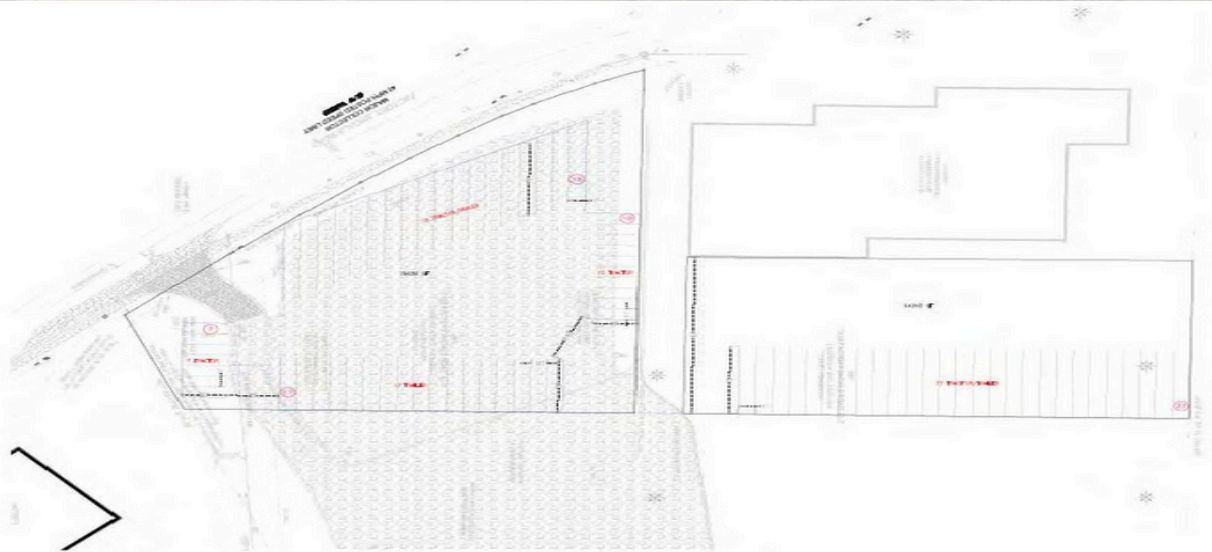


**+/- 10,000 SF ON 13.3 ACRES OF TRAILER PARKING / OUTSIDE STORAGE**

7435 Factory Shoals Road

Austell, GA 30168

# OUTSIDE STORAGE / PARKING



3500 Lenox Road, Suite 1275 | Atlanta, GA 30326 | [apexindustrialre.com](http://apexindustrialre.com)

For more information,  
please contact:

**RYAN BLACKBURN**

Office: (404) 974-2716

Cell: (404) 821-7715

[rblackburn@apexindustrialre.com](mailto:rblackburn@apexindustrialre.com)

**EVAN ARNOLD**

Office: (404) 595-1538

Cell: (770) 658-4319

[earnold@apexindustrialre.com](mailto:earnold@apexindustrialre.com)

Although the information contained therein was provided from sources believed to be reliable, Apex Industrial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.