

PROPERTY FOR SALE OR LEASE

9,950+/- SF Flex Office / Warehouse Space



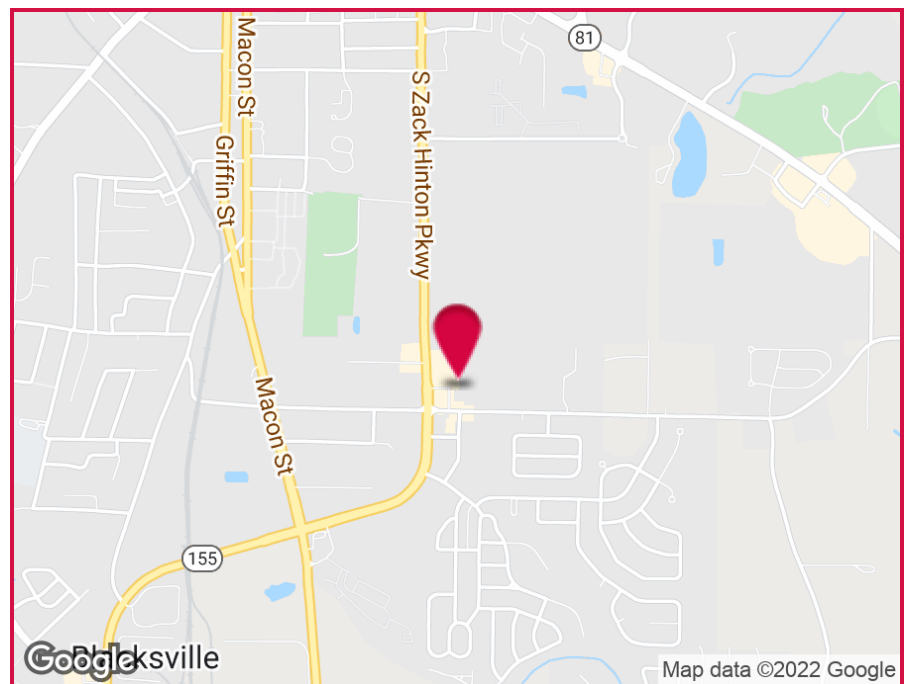
1380 South Zack Hinton Parkway, McDonough, GA 30253

OFFERING SUMMARY

Available SF: 9,950 SF
Lot Size: 0.99 Acres
Year Built: 2020
Zoning: C-3

PROPERTY HIGHLIGHTS

- Flexible C-3 Zoning in City of McDonough
- Currently Built Out as a Gym
- 100% HVAC
- (4) 14'x12' Drive-In Doors
- 15' Clear Height, Clear Span Building
- Building can be Demised into 5 Suites
- Just Off Corner of Highway 155 and Racetrack Road
- 2+/- Miles to I-75
- Lots A & B (0.90+/- Acres Each) Available to Accommodate 9,600 & 9,400 SF Buildings Respectively



For More Information Contact:
BRYAN MARSHBURN, CCIM
Vice President
404.942.2044
bmarshburn@kingindustrial.com

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King Industrial
Realty, Inc.



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INDUSTRIAL PROPERTY FOR SALE OR FOR LEASE

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Lot A 0.90+/- Acres

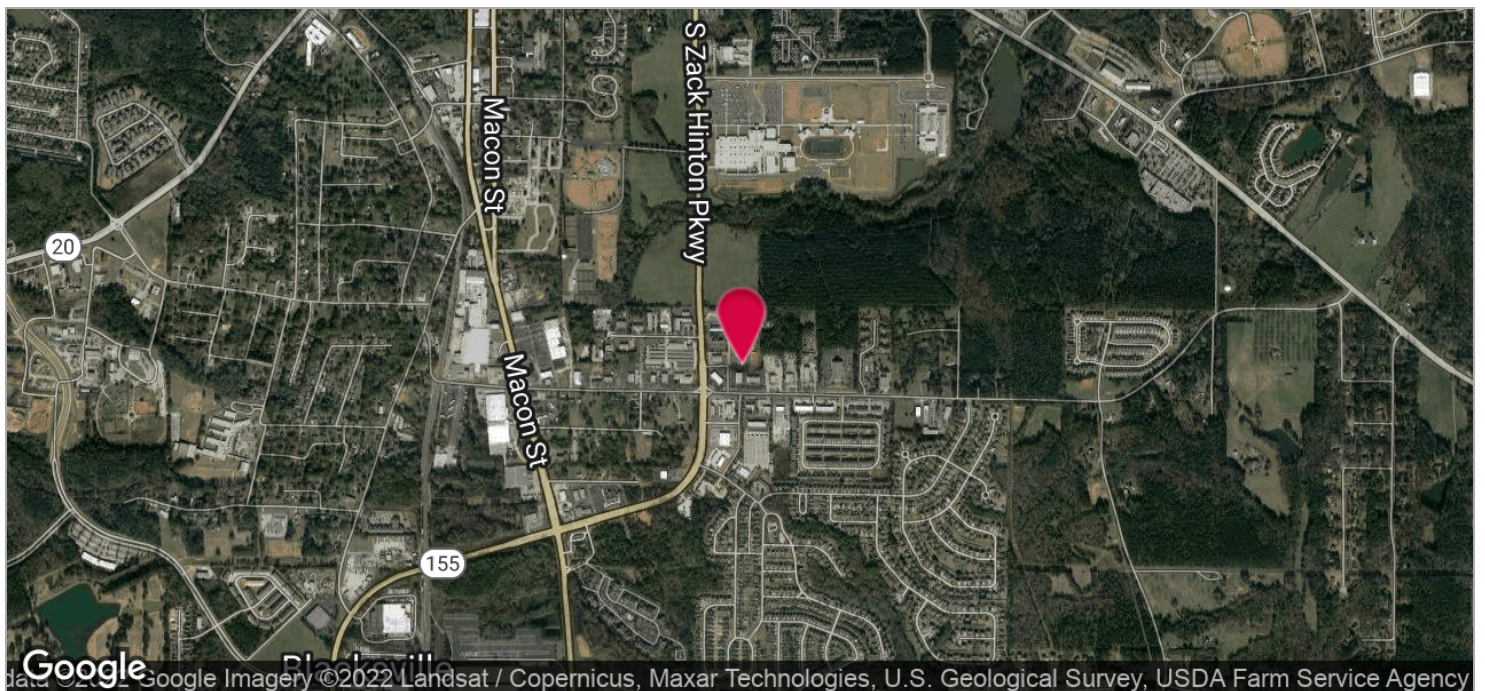


Lot B 0.90+/- Acres

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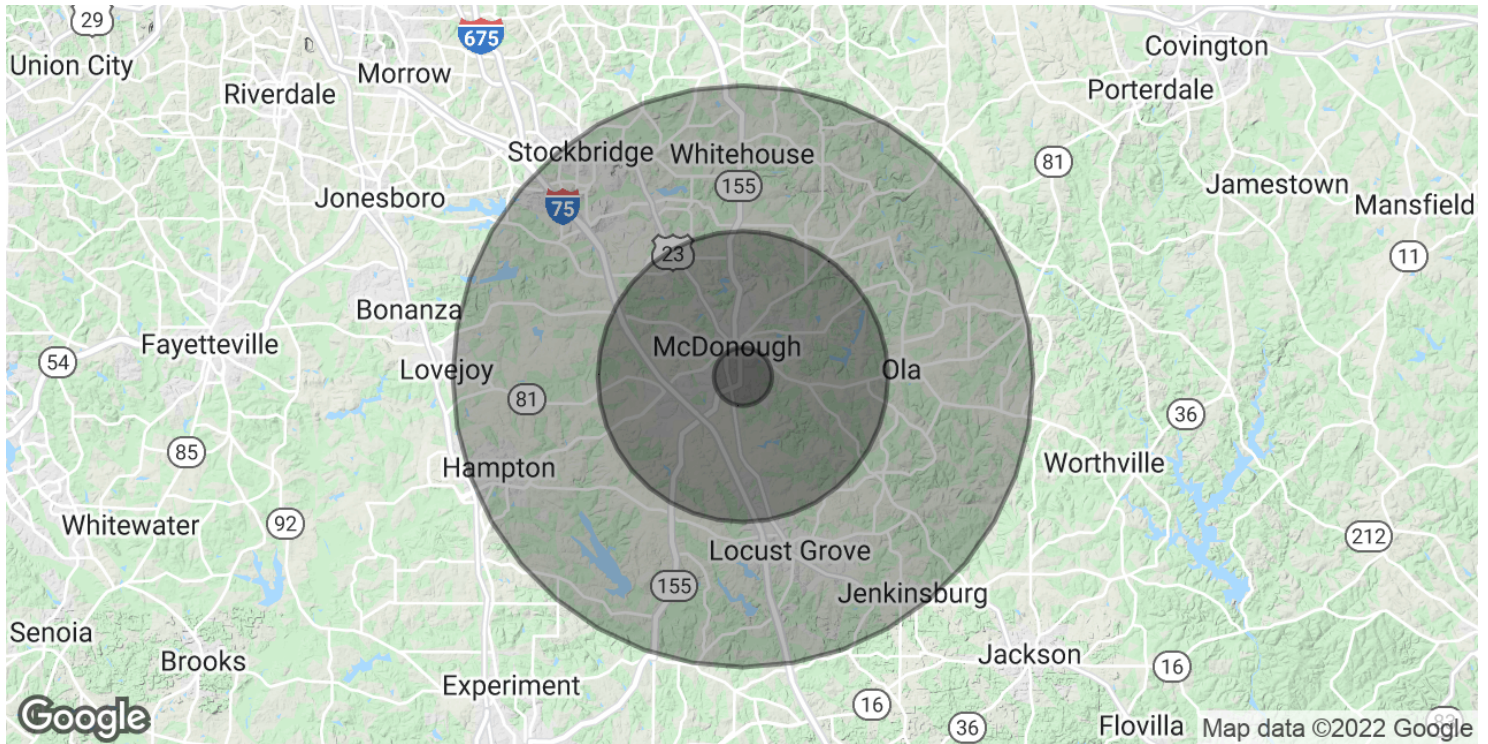


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,839	58,287	172,243
Average Age	30.6	33.1	34.6
Average Age (Male)	27.7	31.4	33.9
Average Age (Female)	32.9	34.2	35.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	957	19,967	58,378
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$52,892	\$66,247	\$76,123
Average House Value		\$207,682	\$214,512

* Demographic data derived from 2010 US Census

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