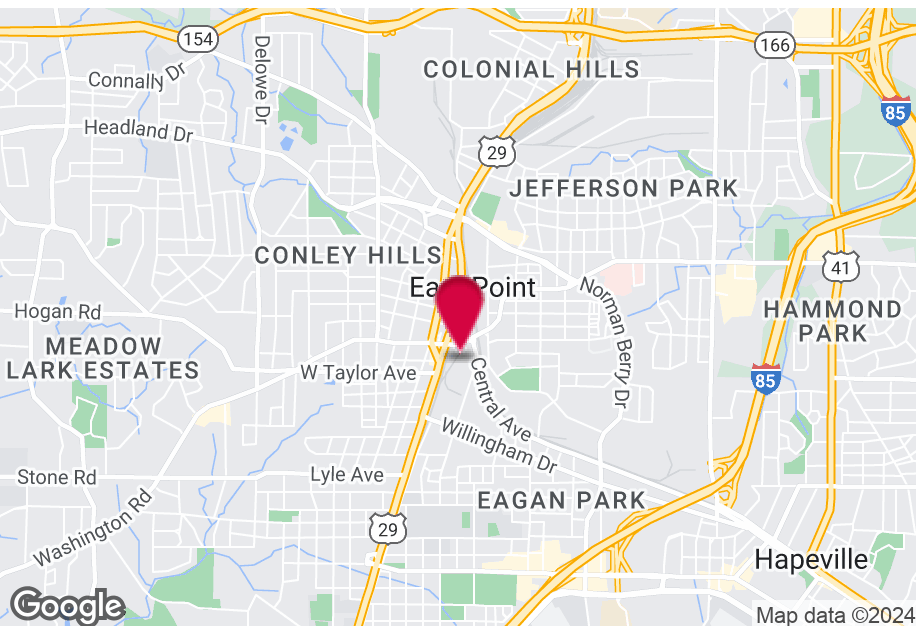


# FOR SALE / LEASE

## 1577 & 1587 EAST TAYLOR AVENUE

East Point, GA 30344

4 WAREHOUSE BUILDINGS TOTALING 24,060+/- SF



### PROPERTY HIGHLIGHTS

- 4 Buildings Total
- 4 Drive-In Doors
- 1 Dock Door
- 12' - 30' Clear Height
- 1,000 Amps / 3 Phase Power
- Zoned Heavy Industrial

### BUILDING SUMMARY

Available SF	2,800 - 8,343 SF
Building Size	24,060 SF
Lot Size	1.22 Acres
Zoning	I2

**Steve Ratchford, SIOR, CCIM**  
Senior Vice President  
sratchford@kingindustrial.com  
404.942.2003

**Brian Bratton, SIOR**  
Senior Vice President  
bbratton@kingindustrial.com  
404.942.2028

**King** Industrial  
Realty, Inc.

Industrial • Commercial • Investment

**CORFAC**  
INTERNATIONAL



# BUILDING A 6,350+/- SF



**Steve Ratchford, SIOR, CCIM**  
Senior Vice President  
sratchford@kingindustrial.com  
404.942.2003

**Brian Bratton, SIOR**  
Senior Vice President  
bbratton@kingindustrial.com  
404.942.2028

**King** Industrial Realty, Inc.  
Industrial • Commercial • Investment

**CORFAC**  
INTERNATIONAL



SUITE B-2  
2,800+/- SF



**Steve Ratchford, SIOR, CCIM**  
Senior Vice President  
sratchford@kingindustrial.com  
404.942.2003

**Brian Bratton, SIOR**  
Senior Vice President  
bbratton@kingindustrial.com  
404.942.2028

**King** Industrial  
Realty, Inc.  
Industrial • Commercial • Investment

**CORFAC**  
INTERNATIONAL



SUITE B-1  
6,567+/- SF



**Steve Ratchford, SIOR, CCIM**  
Senior Vice President  
[sratchford@kingindustrial.com](mailto:sratchford@kingindustrial.com)  
404.942.2003

**Brian Bratton, SIOR**  
Senior Vice President  
[bbratton@kingindustrial.com](mailto:bbratton@kingindustrial.com)  
404.942.2028

**King** Industrial  
Realty, Inc.  
Industrial • Commercial • Investment

**CORFAC**  
INTERNATIONAL



**BUILDING C**  
**8,343+/- SF**



**Steve Ratchford, SIOR, CCIM**  
Senior Vice President  
sratchford@kingindustrial.com  
404.942.2003

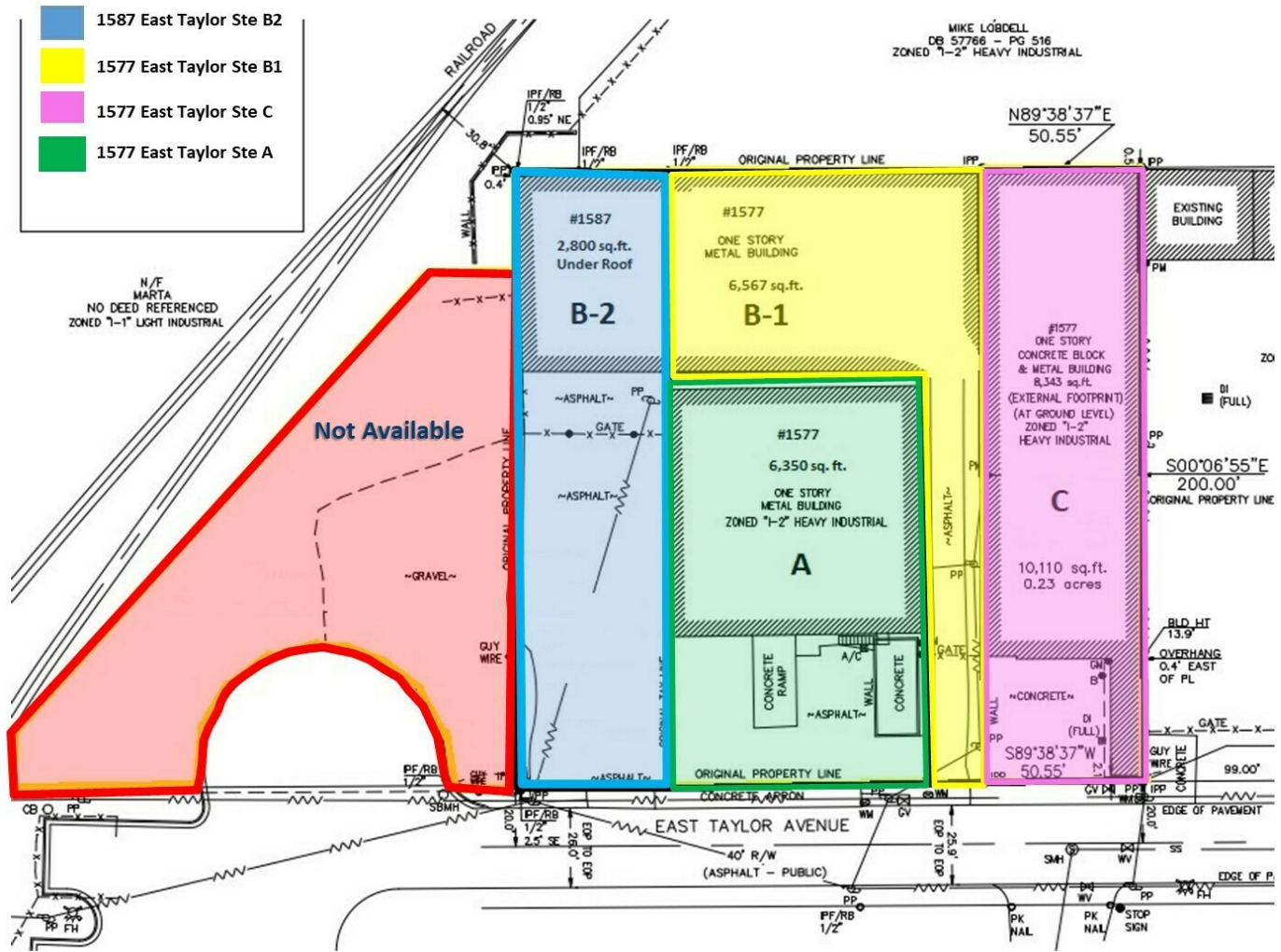
**Brian Bratton, SIOR**  
Senior Vice President  
bbratton@kingindustrial.com  
404.942.2028

**King** Industrial  
Realty, Inc.  
Industrial • Commercial • Investment

**CORFAC**  
INTERNATIONAL



# SITE PLAN



**Steve Ratchford, SIOR, CCIM**  
Senior Vice President  
sratchford@kingindustrial.com  
404.942.2003

**Brian Bratton, SIOR**  
Senior Vice President  
bbratton@kingindustrial.com  
404.942.2028

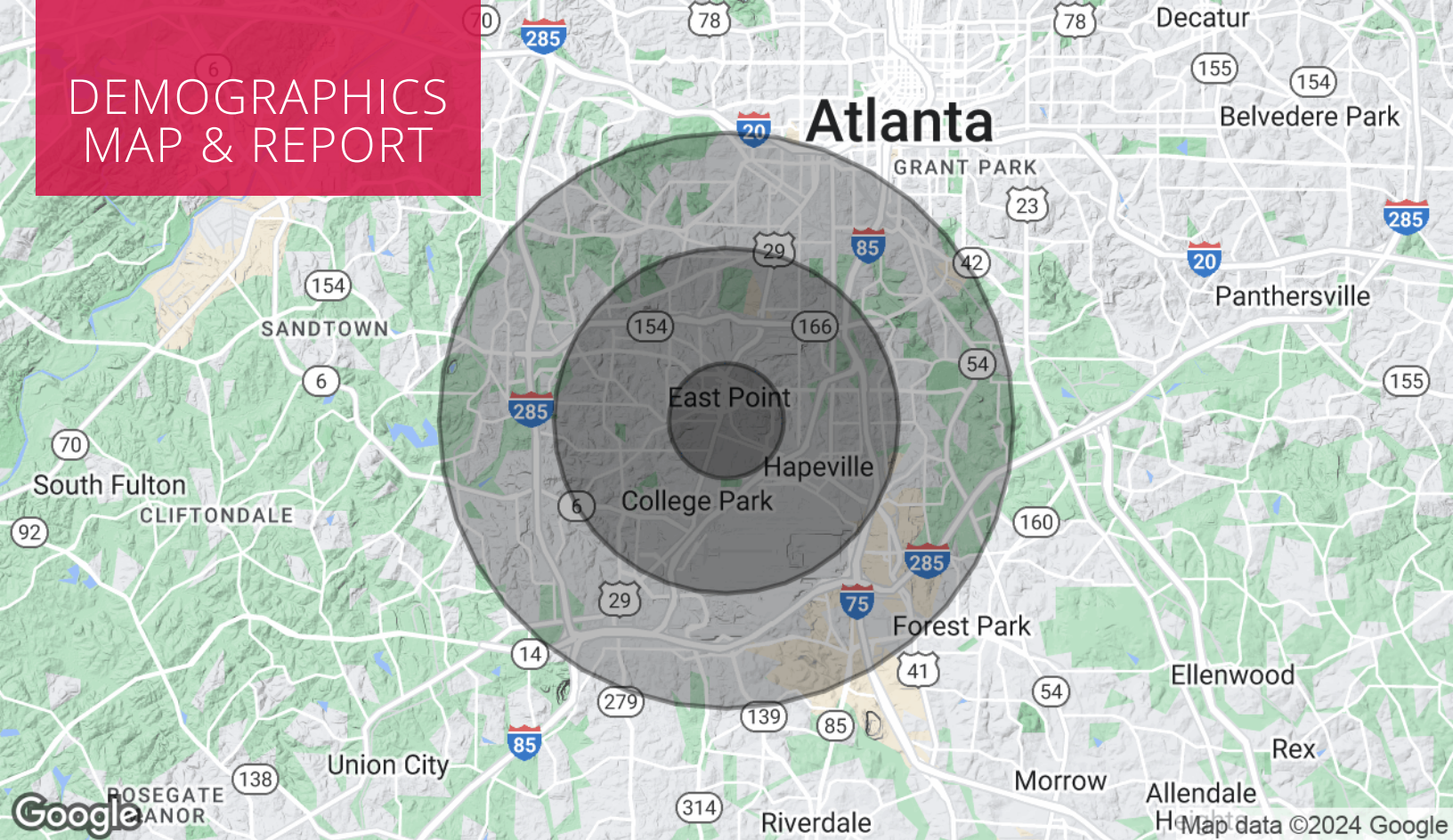
***King*** Industrial  
Realty, Inc.

Industrial • Commercial • Investment





# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,520	66,597	174,751
Average Age	40	40	39
Average Age (Male)	39	39	37
Average Age (Female)	40	41	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,192	28,545	73,235
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$74,885	\$69,174	\$70,344
Average House Value	\$342,919	\$309,755	\$305,555

Demographics data derived from AlphaMap

**Steve Ratchford, SIOR, CCIM**  
Senior Vice President  
sratchford@kingindustrial.com  
404.942.2003

**Brian Bratton, SIOR**  
Senior Vice President  
bbratton@kingindustrial.com  
404.942.2028

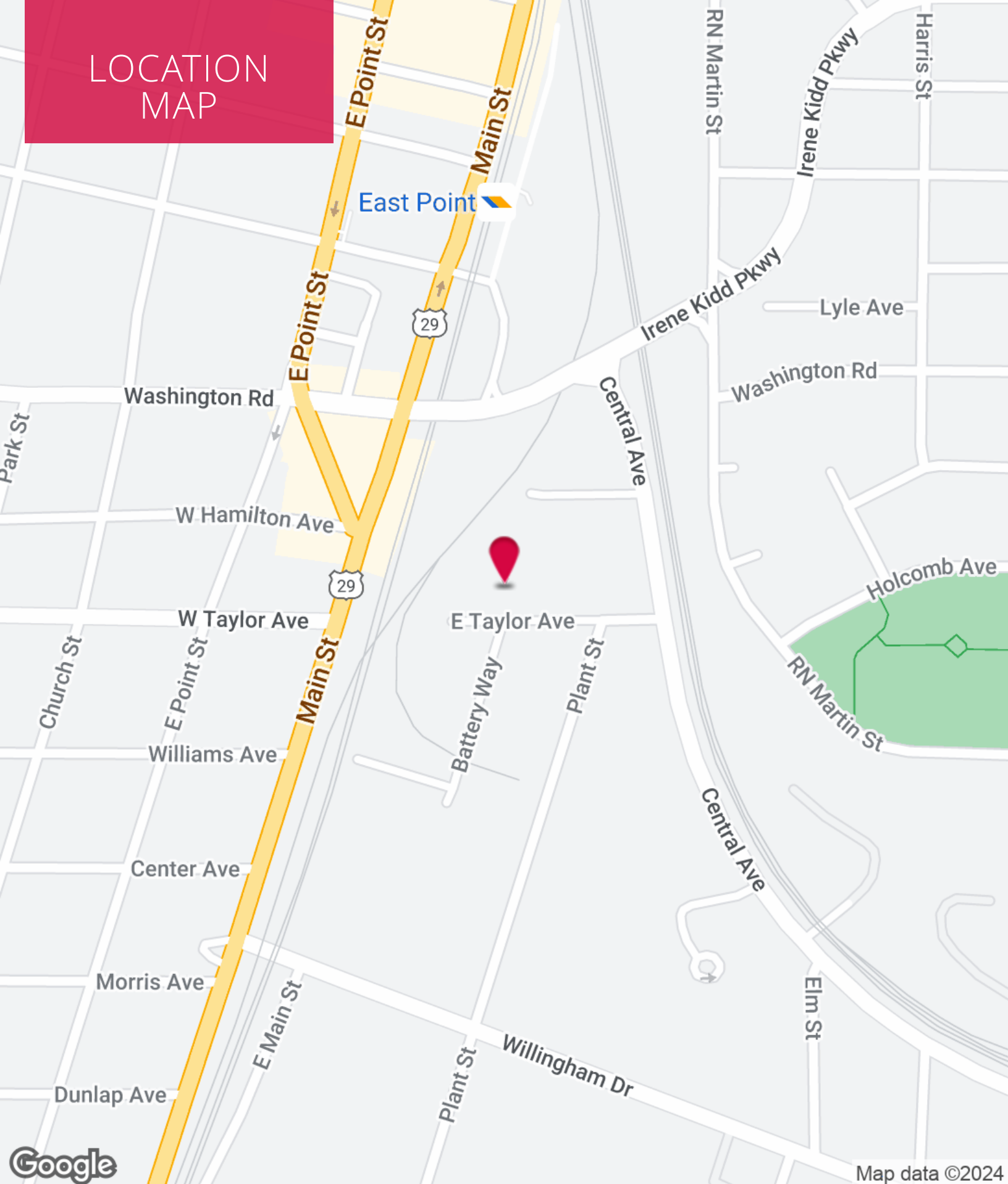
**King** Industrial  
Realty, Inc.

**CORFAC**  
INTERNATIONAL

Industrial • Commercial • Investment



# LOCATION MAP



**Steve Ratchford, SIOR, CCIM**  
Senior Vice President  
sratchford@kingindustrial.com  
404.942.2003

**Brian Bratton, SIOR**  
Senior Vice President  
bbratton@kingindustrial.com  
404.942.2028

**King** Industrial  
Realty, Inc.

Industrial • Commercial • Investment

**CORFAC**  
INTERNATIONAL

Map data ©2024





EXCLUSIVELY LISTED BY:

**Steve Ratchford, SIOR, CCIM**

Senior Vice President  
sratchford@kingindustrial.com  
404.942.2003

**Brian Bratton, SIOR**

Senior Vice President  
bbratton@kingindustrial.com  
404.942.2028