



847 ADAMSON DRIVE

MONROE, GA
30655

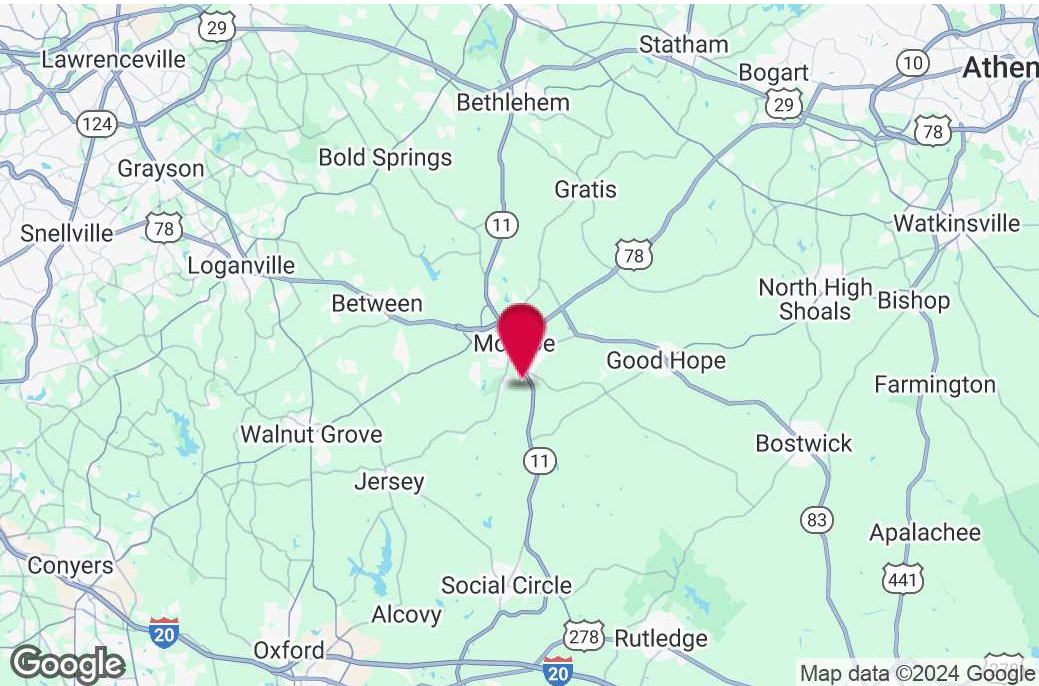
**For Sale Or For Lease
(Under Construction)
10,000 +/- SF on 5.11 +/- Acres**

JASON MCCART, SIOR
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FOR SALE OR
FOR LEASE
10,000 +/- SF ON
5.11 +/- ACRES



PROPERTY HIGHLIGHTS

- Office Can Be Build to Suit
- Zoned I-1 in Walton County
- Outside Storage
- 4 Drive In Doors (14'x14')
- 1 Hanger Door (40'x18')
- 20' Eave Height

OFFERING SUMMARY

Lot Size:	5.11 +/- Acres
Building Size:	10,000 +/- SF

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AERIAL VIEW



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ADDITIONAL PHOTOS



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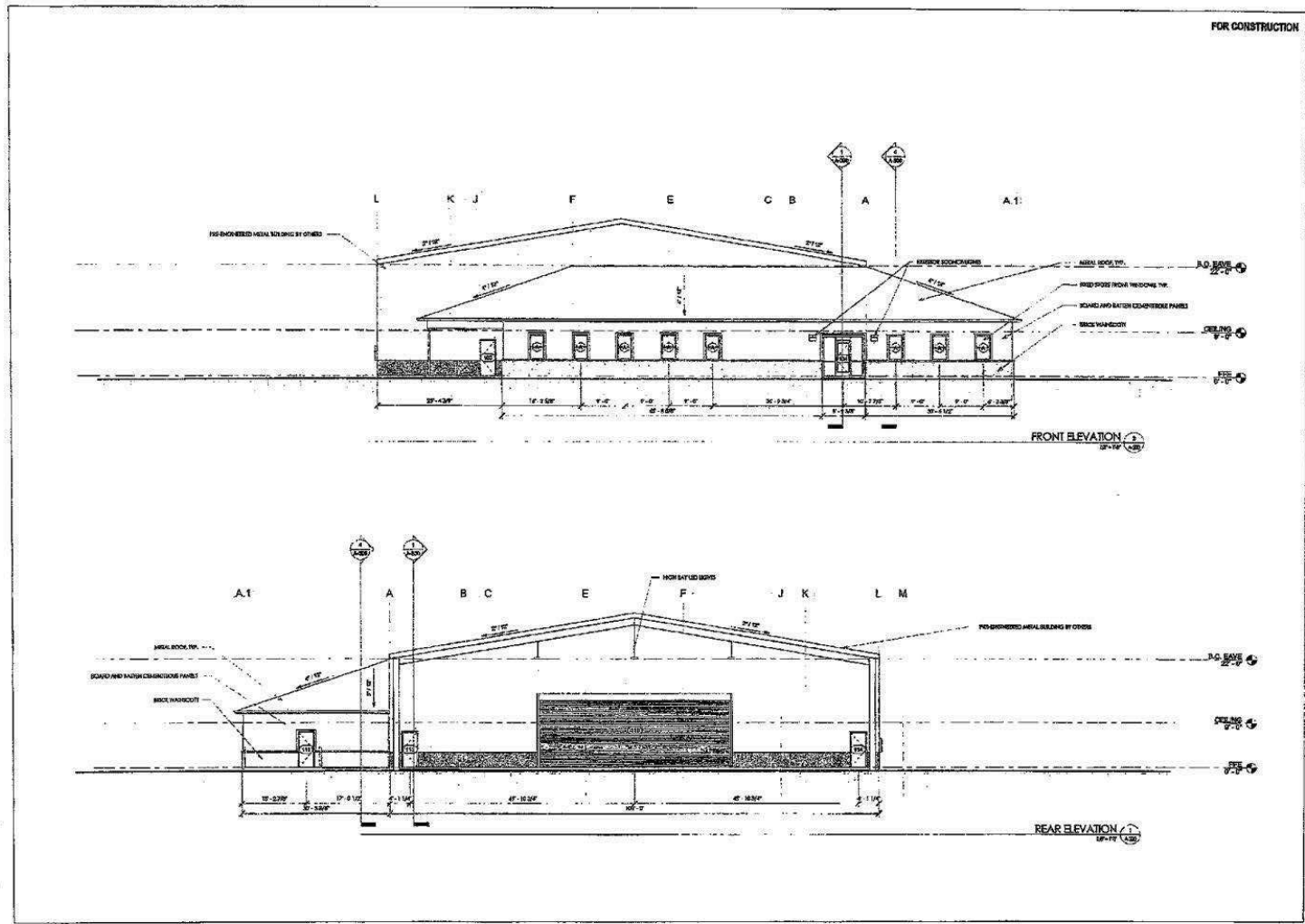
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ELEVATIONS



FOR CONSTRUCTION

ensemble
architecture & engineering



MONROE WAREHOUSE & OFFICE
817 HAZELSON DRIVE
MONROE, CA 94655

REVISIONS

NO.	DATE	DESCRIPTION
1	11-14-18	ISSUE

EXTERIOR ELEVATIONS

A-200

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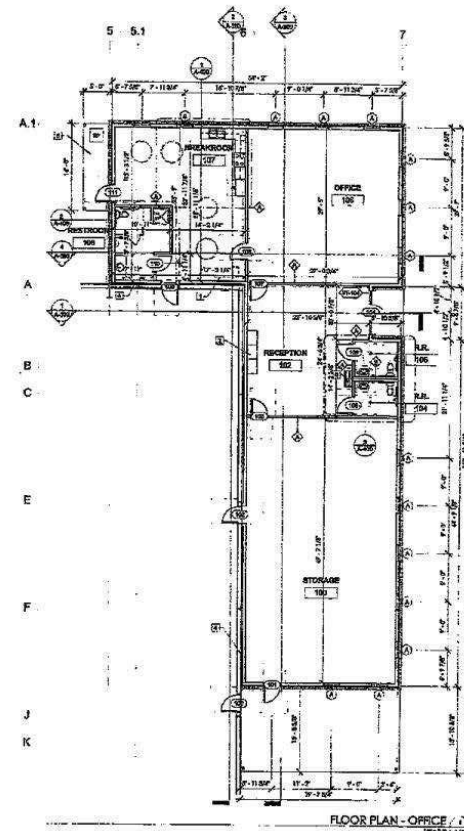
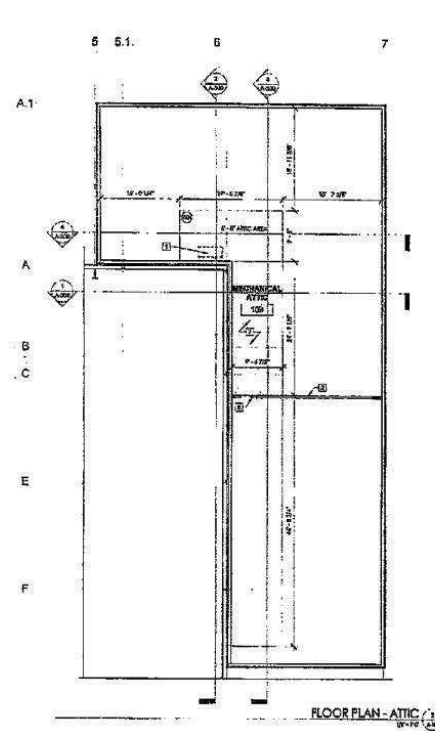
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FLOOR PLAN OFFICE

- KEYNOTES**
1. SELF STORAGE ACCESS ORANGE, DOWNHOLE BRACKET LOCATION FOR CEMENT PLANKING
 2. WALL TO REMAIN TO EXIST OFFICE - SEE DIMENSIONAL
 3. CONCRETE FLOOR TO EXIST EXCEPT FOR ADA COMPLIANCE
 4. PROVIDE 2" GAP BETWEEN THE DISCHARGED METAL ROOFING AND THE EXISTING CONCRETE FLOOR - PROVIDE EXISTING FLOOR FINISH AT THESE AND ROOF THAT ARE ONLY FINISHED TO THIS SECTION
 5. TWO EXISTING FORMING WALLS TO REMAIN, REFER TO SHEET 0-022 AND MANUFACTURE FOR RE-INSTALLATION HEREIN
 6. NEW CONCRETE FLOOR WITH FORMING INCLUDED
 7. DISCHARGED METAL ROOF TO EXIST ON PLANK FOR EXISTING ROOFING ON THE AREA WITH, REFER TO EXISTING DRAWING, REFER TO EXISTING DRAWING
 - 8.



FOR CONSTRUCTION

ensemble
architecture & engineering



MONROE WAREHOUSE & OFFICE
847 ADAMSON DRIVE
MONROE, GA 30655

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR PLAN - CALLOUS

A-101

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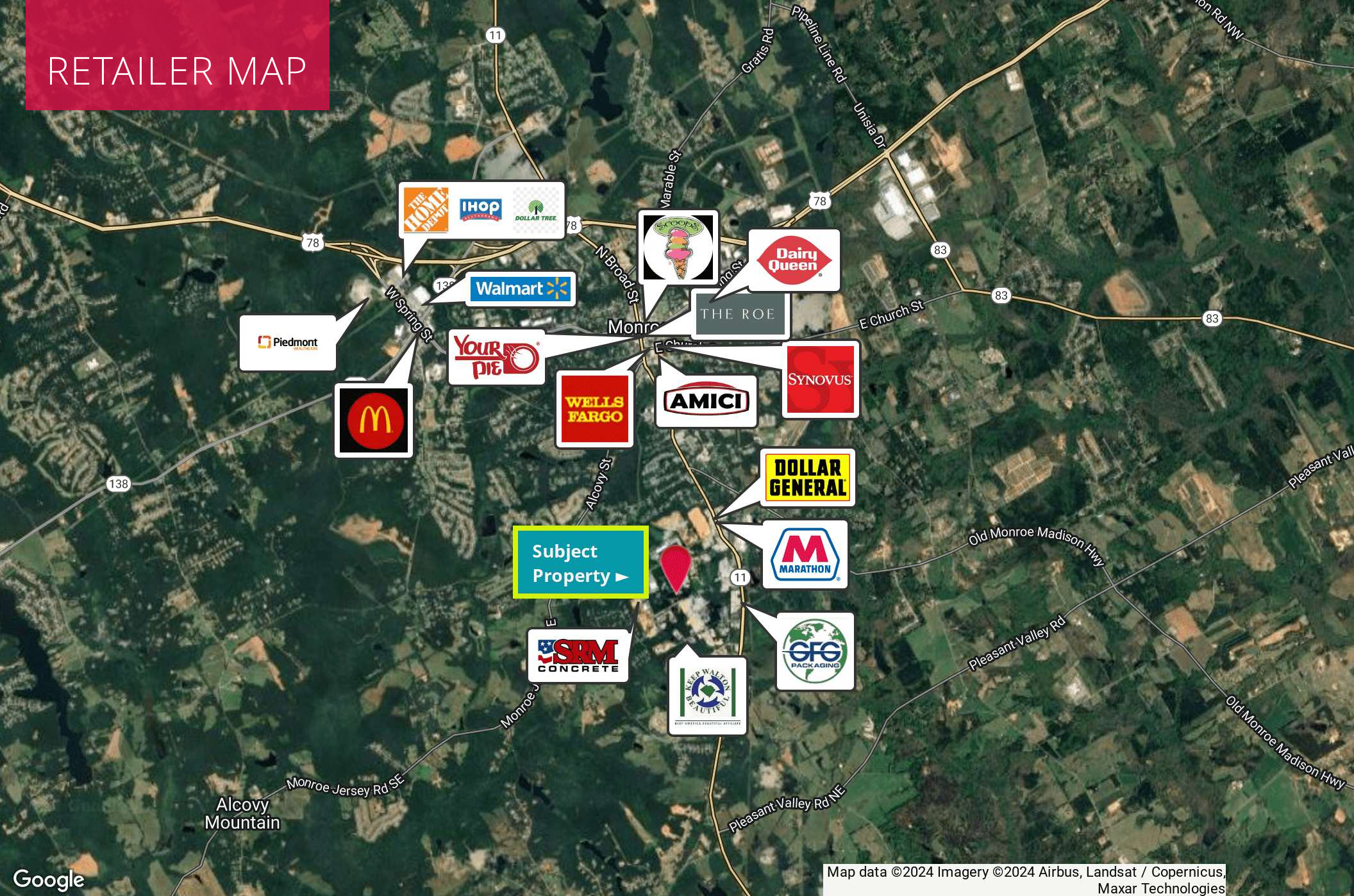
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RETAILER MAP



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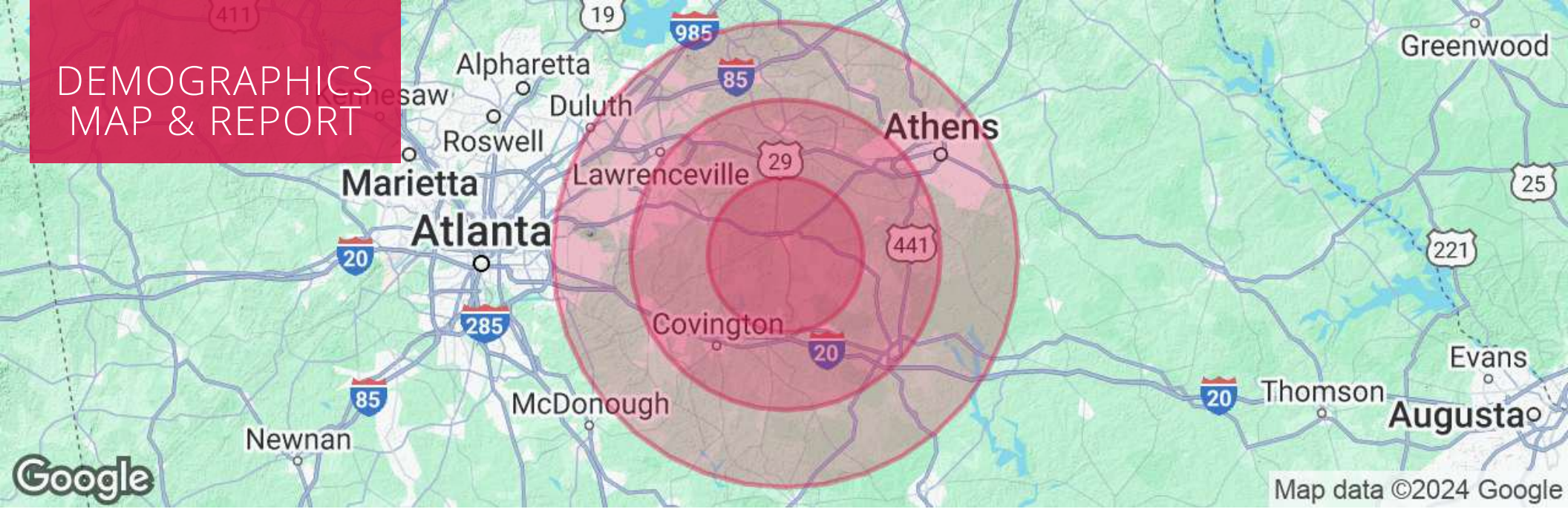
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DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

POPULATION

	10 MILES	20 MILES	30 MILES
Total Population	80,799	610,158	2,044,103
Average Age	41	39	38
Average Age (Male)	39	38	37
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total Households	28,868	206,203	713,975
# of Persons per HH	2.8	3	2.9
Average HH Income	\$95,157	\$107,250	\$100,975
Average House Value	\$308,663	\$334,972	\$351,493

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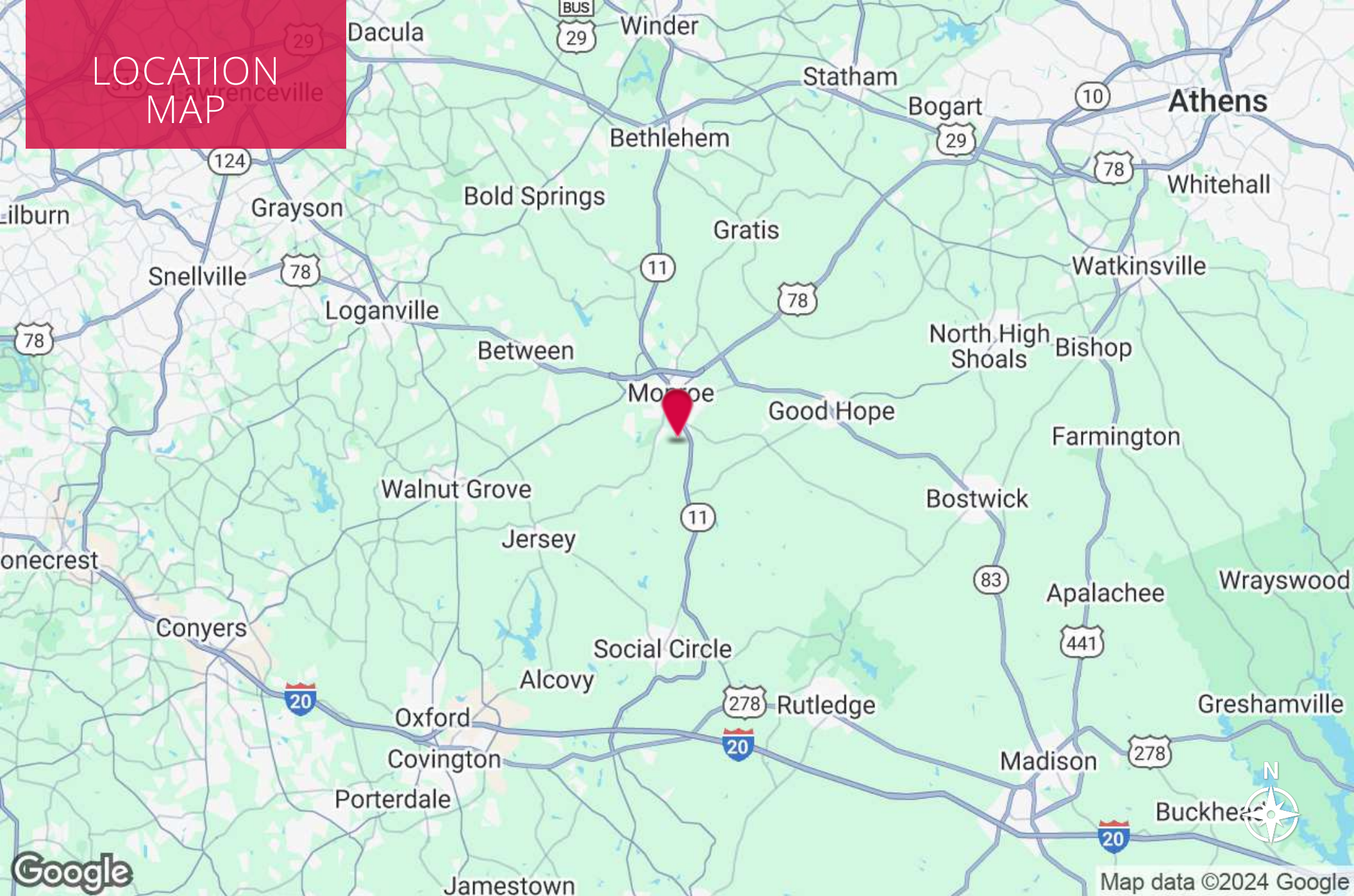
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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