

UPSTATE COMMERCIAL PARK

3401 HIGHWAY 20



WEST LOT



EAST LOT

PRIME COMMERCIAL SITES

- Two lots fronting on four lane Highway 20 and Upstate Park Road
 - West lot has approximately 290' of frontage on Hwy. 20
 - East lot has approximately 230' of frontage on Hwy. 20
- Surrounded by most of Decatur's largest employers, including:
 - Ascend -AlphaPet -BP Amoco -Byrd Maintenance
 - Chiptec -Coca-Cola -Daikin -Dutch Quality
 - Feralloy -Hexcel -Jack Daniel's -Independence Tube
 - Letco -Micor -Jemison Dempsey -International Paper
 - Pepsi -Polyplex -Monarch Steel -Nichols Aluminum
 - 3M -Toray -OCI Chemical -ULA
- OVER 6,000** employees within 5 minutes
- Good traffic count provides approximately **21,000** people per day
- Easy access for customers, with acceleration and deceleration lanes into and out of Upstate Commercial Park
- Water, sewer, gas and electric are all available at these sites
- Ideal for convenience store, restaurant or retail location



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