

# **SALE** FLEX, OFFICE or RETAIL: **REDUCED PRICE**

*Confidential Offering!*



**1610 Northeast Expressway. Atlanta, GA. 30329**

## **PROPERTY DETAILS**

|                     |   |
|---------------------|---|
| <b>SIZE</b>         | <b>~9,600 total sf</b> (100% Air Conditioned) |
| <b>LAND</b>         | <b>.5 Acres (.32FAR)</b>                      |
| <b>PARKING</b>      | <b>12 Surface Spaces</b>                      |
| <b>CEILINGs</b>     | <b>16' Ceiling Height (~14' to joist)</b>     |
| <b>TRUCK ACCESS</b> | <b>1 Drive in and 1 Dock High</b>             |
| <b>POWER</b>        | <b>3 phase + 133 SOLAR PANELS (43kW)</b>      |

## **LOCATION**

**Fronts I-85** with **EXPOSURE** to over 220,000 cars/day.  
**Easy Access** to Buckhead, Midtown, Brookhaven.  
**Zoned M** Allows flex, industrial, Office, or showroom use.



**Asking ~~\$2,641,000~~ **\$2,395,000****

*TOURS by APPOINTMENT ONLY - For More Information Contact*

**Rick Kleban**  
**K2 Commercial Real Estate**  
**(770) 578-6864 Direct**  
**(404) 386-9613 Cell**  
*(Broker # 150969)*

*(The information contained herein is from sources we believe to be reliable however we do not guarantee its accuracy)*

REFERENCE —

Plat by James Dickerson  
For Reckdale Ind Inc  
Dated July 17, 1963

The field data upon which this plat was compiled has a closure precision of one foot in 100,000 and was adjusted using the dall Rule.

This plat has been calculated and its accuracy expressed as one foot in 50,000 ft.

Linear measurements obtained using ECM  
Angular measurements obtained using T-2

SURVEY  
DAVID B. COOPER  
JEAN C. COOPER  
COOPER MUSIC

LAND LOTS - 157  
DISTRICT - 18  
COUNTY - DEKALB  
STATE - GEORGIA

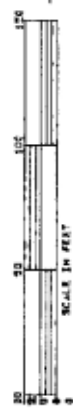
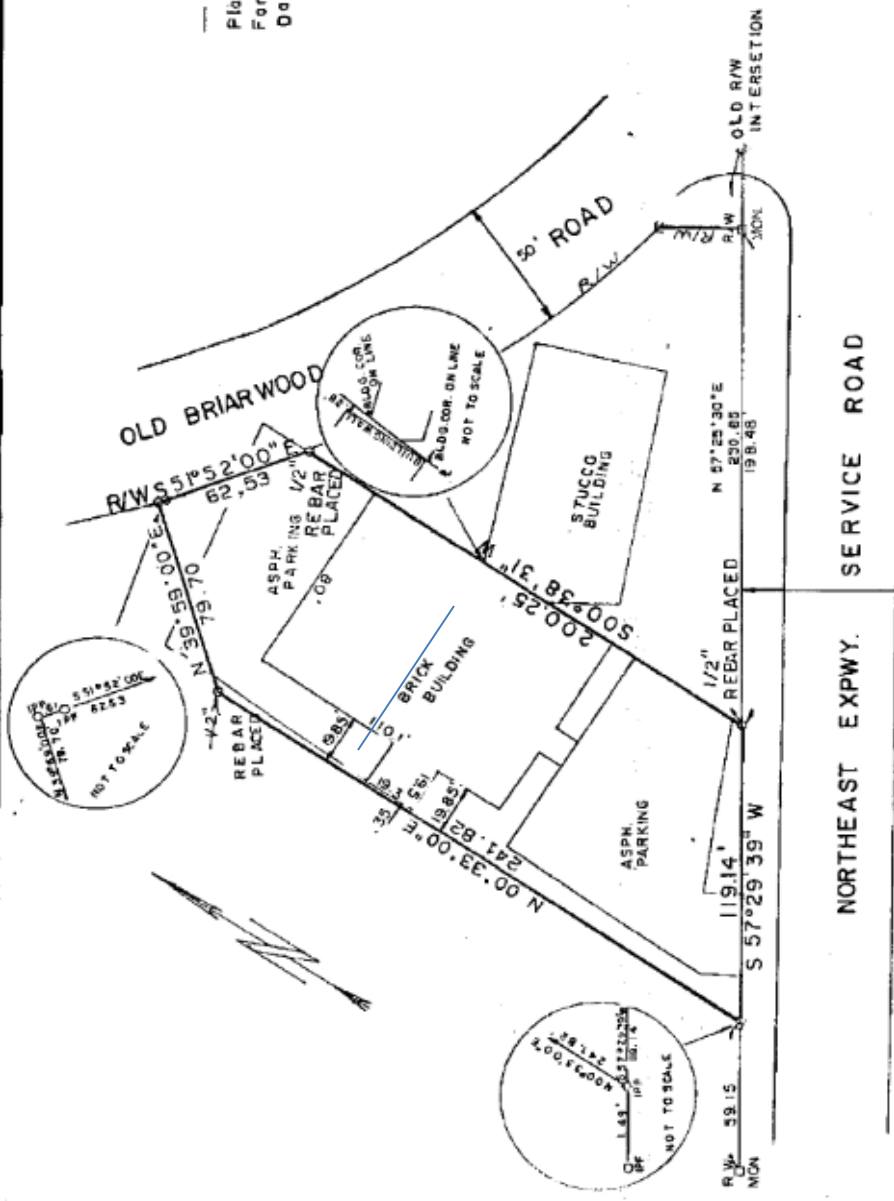
DATE MAY 1, 1985 SCALE 1" = 50'

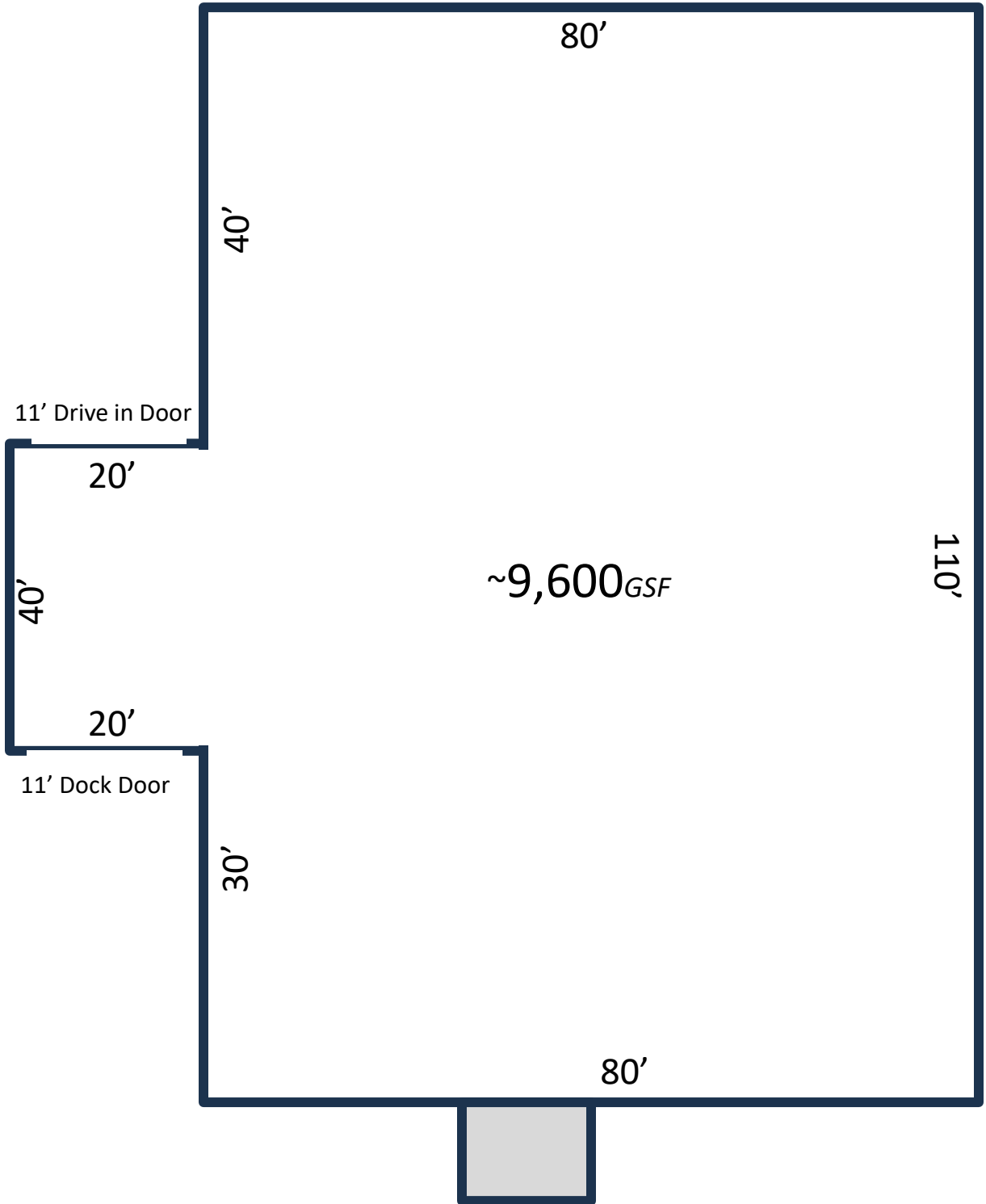


IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.  
*James M. Dickerson*  
MEMBER OF ASBL, REG. LAND SURVEYOR

**METRO** ENGINEERING AND SURVEYING CO., INC.  
ATLANTA, GEORGIA

SITE NOT WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.





*This plan is not to scale*

