

FOR SALE

# 162,062 SF SHOWROOM/WAREHOUSE ON 9.7 ACRE LOT

4343 NORTHEAST EXPY, DORAVILLE, GA 30340

Downtown Atlanta  
15 Miles



Downtown Buckhead  
8 Miles



- » ZONED FOR INDUSTRIAL USE
- » SECURE OUTSIDE STORAGE
- » 17 DOCK-HIGH DOORS
- » 1 DRIVE-IN DOOR
- » INTERSTATE SIGNAGE
- » 0.75 MILE TO I-285
- » MULTIPLE POINTS OF ACCESS
- » 40K SF CLASS A OFFICE & SHOWROOM

NORTHCREST RD

Up to 1.5 Acres  
of Additional Asphalt  
Paved Parking



270K VEHICLES  
PER DAY



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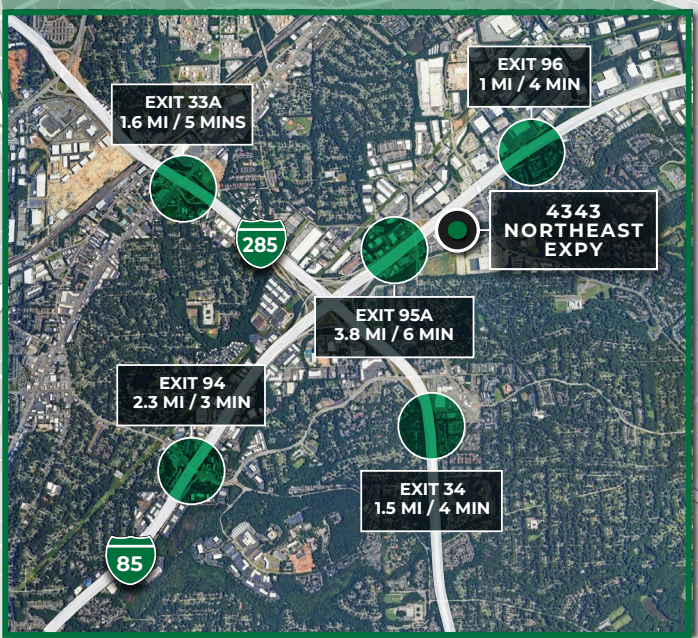
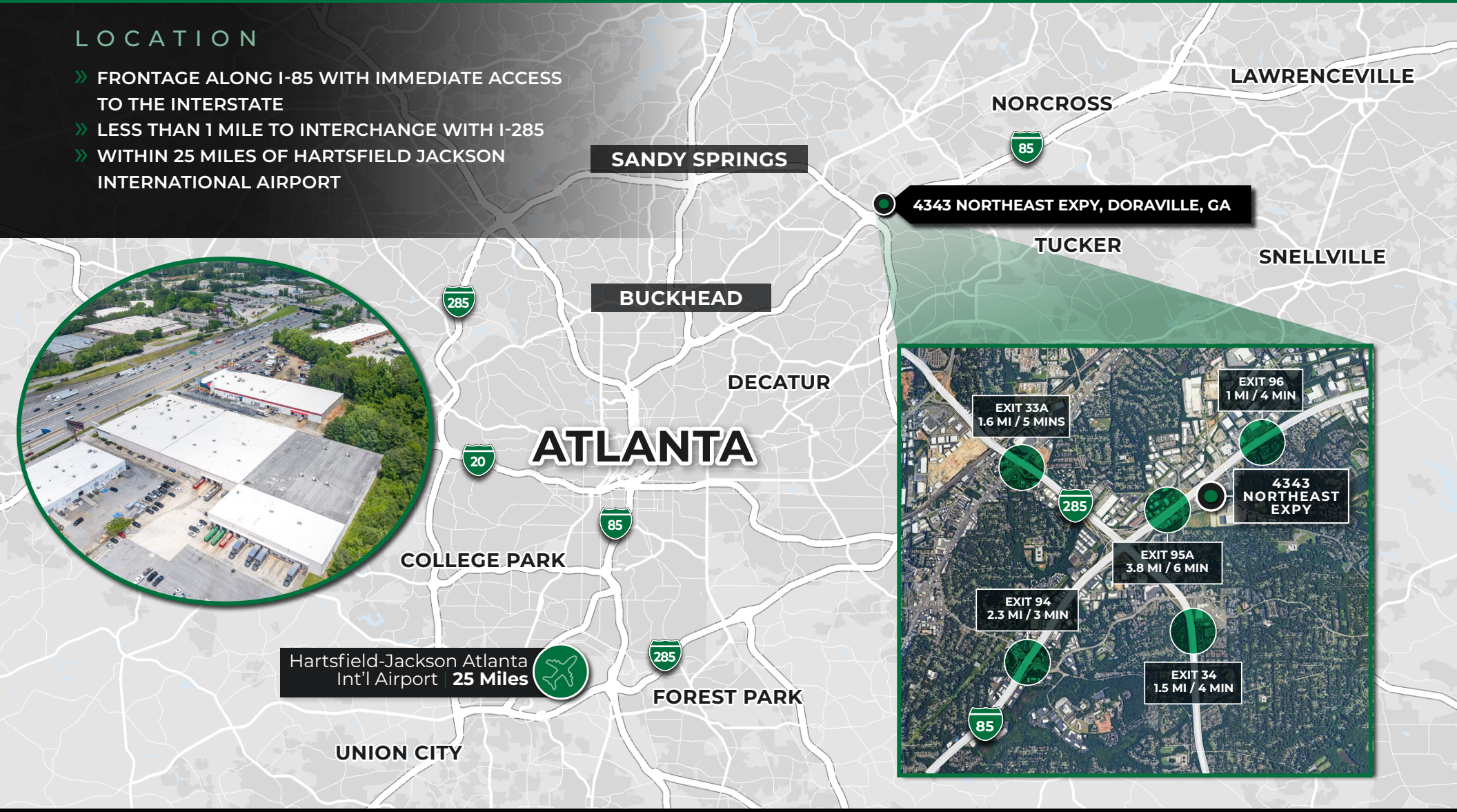
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# I-85 FRONTAGE & IMMEDIATE I-285 ACCESS

## LOCATION

- » FRONTAGE ALONG I-85 WITH IMMEDIATE ACCESS TO THE INTERSTATE
- » LESS THAN 1 MILE TO INTERCHANGE WITH I-285
- » WITHIN 25 MILES OF HARTSFIELD JACKSON INTERNATIONAL AIRPORT



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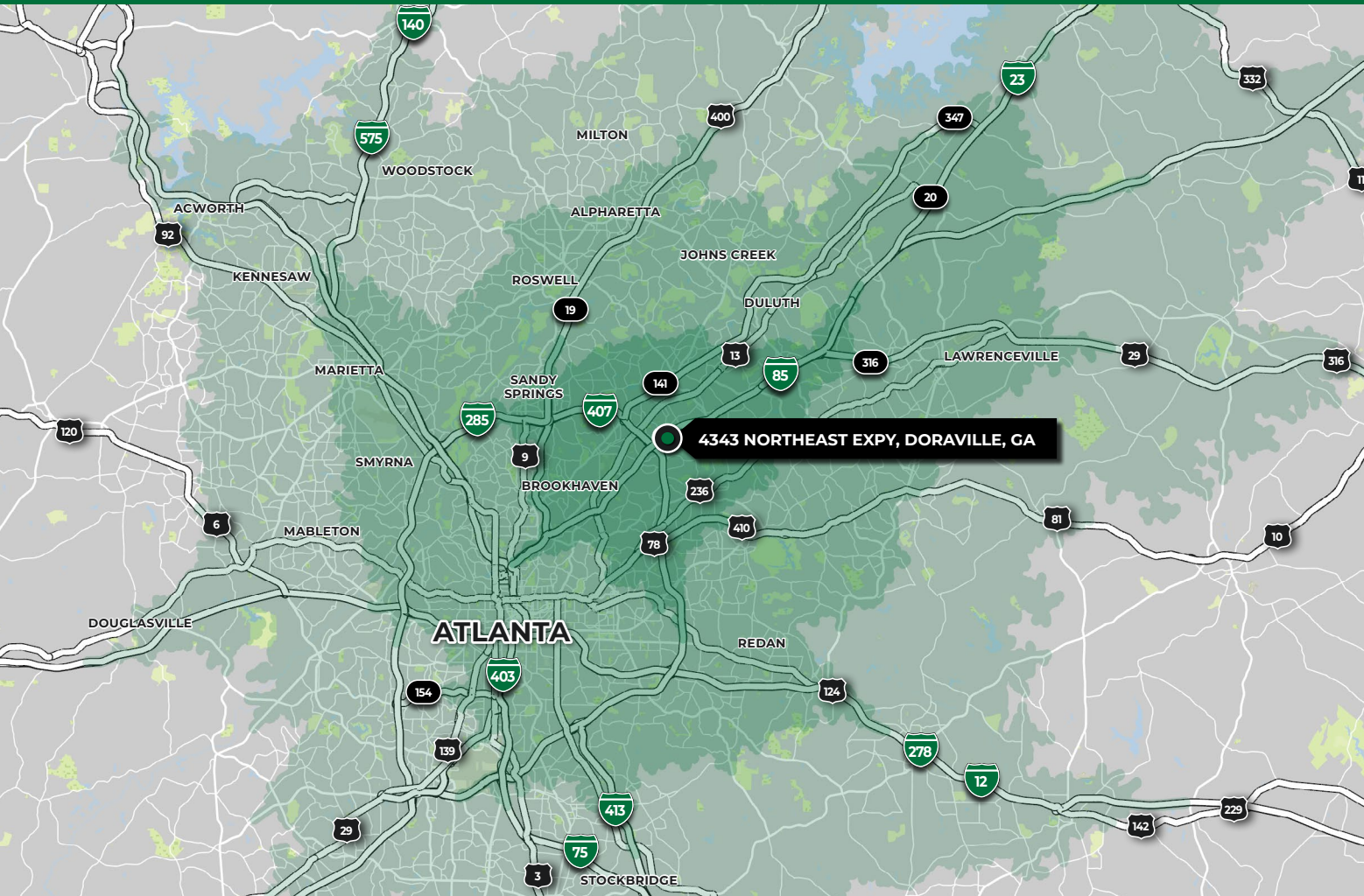
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# LABOR REACH



### WAREHOUSE WORKERS

AVERAGE EARNINGS(HOURLY)		\$16.66	
DRIVE TIME	2025 RESIDENT WORKERS	% CHANGE IN RESIDENT WORKERS (2019-2024)	2024 NET COMMUTERS
15 MIN	7,087	14%	5,947
30 MIN	46,712	13%	11,524
45 MIN	95,100	12%	31,574

### FORKLIFT DRIVERS

AVERAGE EARNINGS(HOURLY)		\$19.61	
DRIVE TIME	2025 RESIDENT WORKERS	% CHANGE IN RESIDENT WORKERS (2019-2024)	2024 NET COMMUTERS
15 MIN	1,156	25%	629
30 MIN	8,192	25%	547
45 MIN	18,076	25%	7,635

### MANUFACTURERS & FABRICATORS

AVERAGE EARNINGS(HOURLY)		\$19.89	
DRIVE TIME	2025 RESIDENT WORKERS	% CHANGE IN RESIDENT WORKERS (2019-2024)	2024 NET COMMUTERS
15 MIN	1,189	-2%	1,311
30 MIN	7,177	-1%	2,666
45 MIN	14,515	-1%	2,932

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