

**FOR SALE**

# 20,000 SF Warehouse Zoned Heavy Industrial

**6780 GREEN INDUSTRIAL WAY**

Morrow, GA 30260

**PRESENTED BY:**

**MATTHEW LEVIN, CCIM**

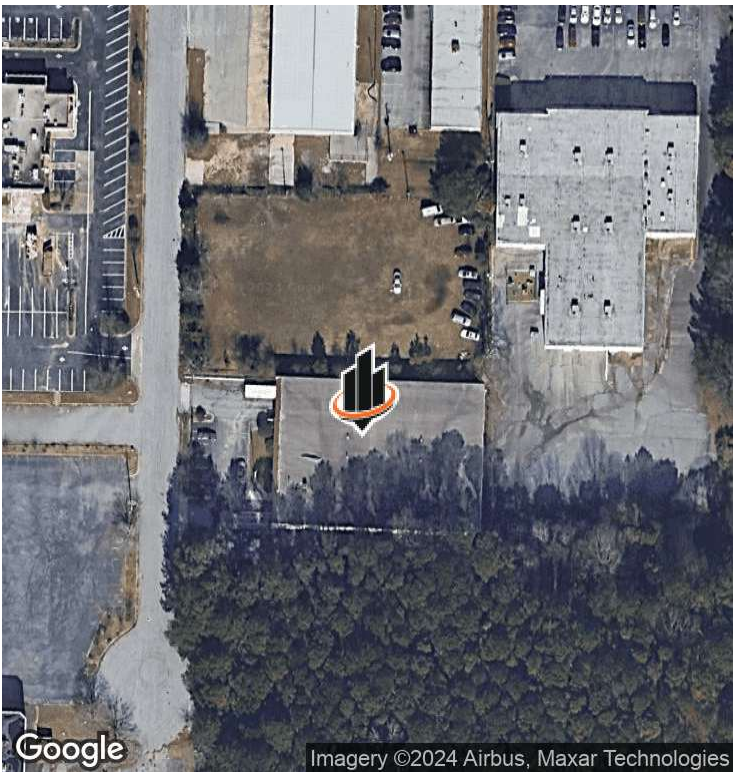
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GA #119351



PROPERTY SUMMARY



OFFERING SUMMARY

|               |                       |
|---------------|-----------------------|
| PRICE         | \$1,925,000 / \$96 SF |
| BUILDING SIZE | 20,000 SF+-           |
| LOT SIZE      | 1.1 Acres+-           |
| ZONING        | Heavy Industrial      |
| POWER         | 480 Amp 3 Phase       |
| SPRINKLER     | Yes                   |
| CONSTRUCTION  | Tilt Up Concrete      |
| YEAR BUILT    | 1973                  |

PROPERTY DESCRIPTION

For sale is a freestanding, sprinklered 20,000 SF+- warehouse with 1,200 SF+- of office on 1.1 acres+- zoned heavy industrial. The four front loading docks include 2@10'w x 10'h dock high doors with levelers, 1@8'w x 10'h half height dock and 1@8'w x 10'h at grade door. The 18' clear warehouse has 480 amp 3-phase service, LED and metal halide lighting, ceiling mounted gas heaters, air exhaust fans, a shop manager office, restrooms and utility sink. The 1,200 SF+- office showroom includes three private offices.

The property is located in the city of Morrow, Clayton County 15 minutes from downtown Atlanta via I-75 to the Jonesboro Road exit 233 (GA Hwy 54). Green Industrial Way is a quiet cul-de-sac off Mount Zion Road, one half mile from I-75 and 7 miles from I-285 & I-675.

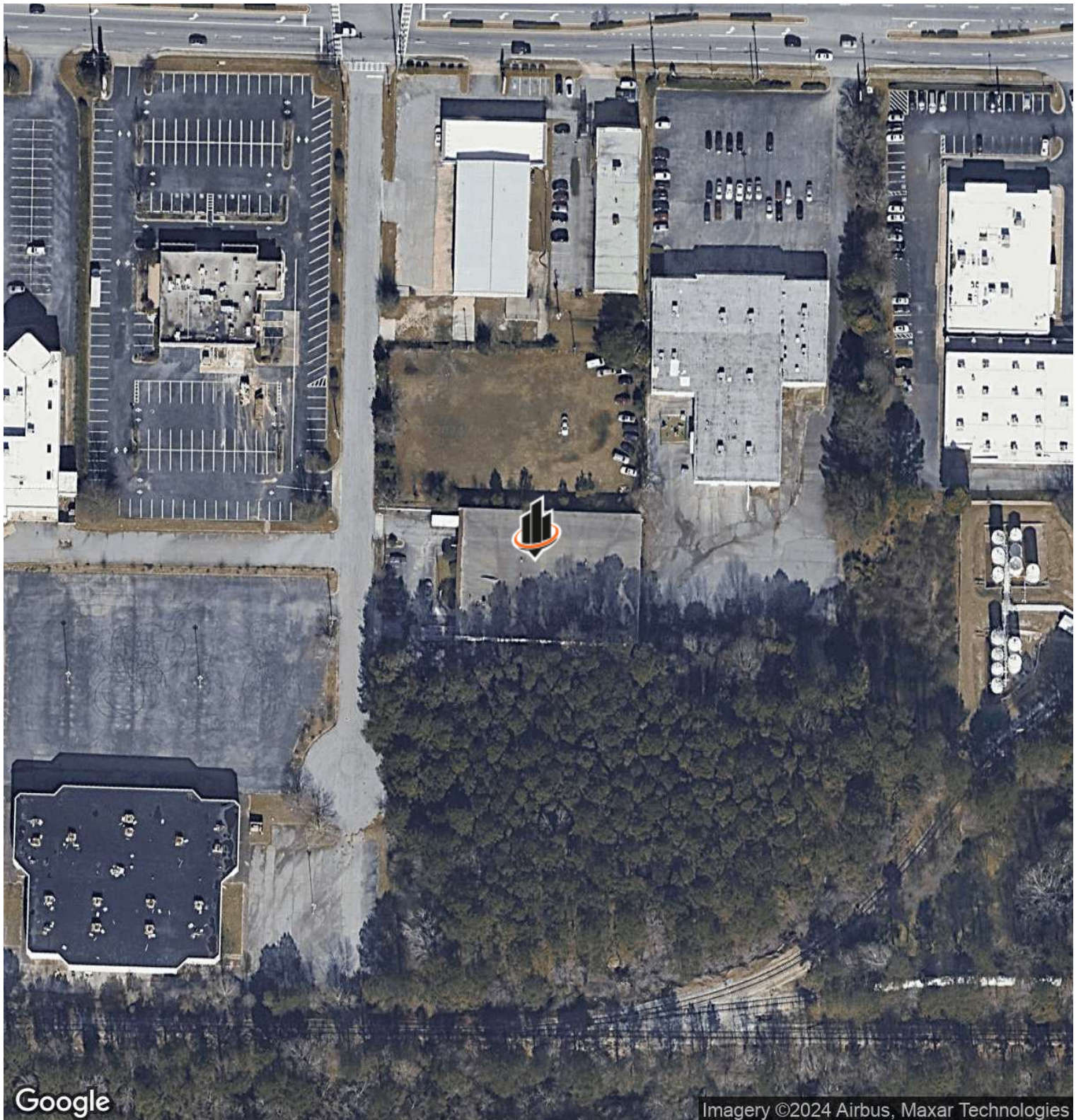
PROPERTY HIGHLIGHTS

- 20,000 SF+- with 1,200 SF+- office
- 1.1 acres+- zoned heavy industrial
- Dock high & drive in loading
- 18' clear & sprinklered
- 480 amp 3-phase power
- ½ mile to I-75 & 7miles to I-285 & I-675

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## AERIAL MAP



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## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS

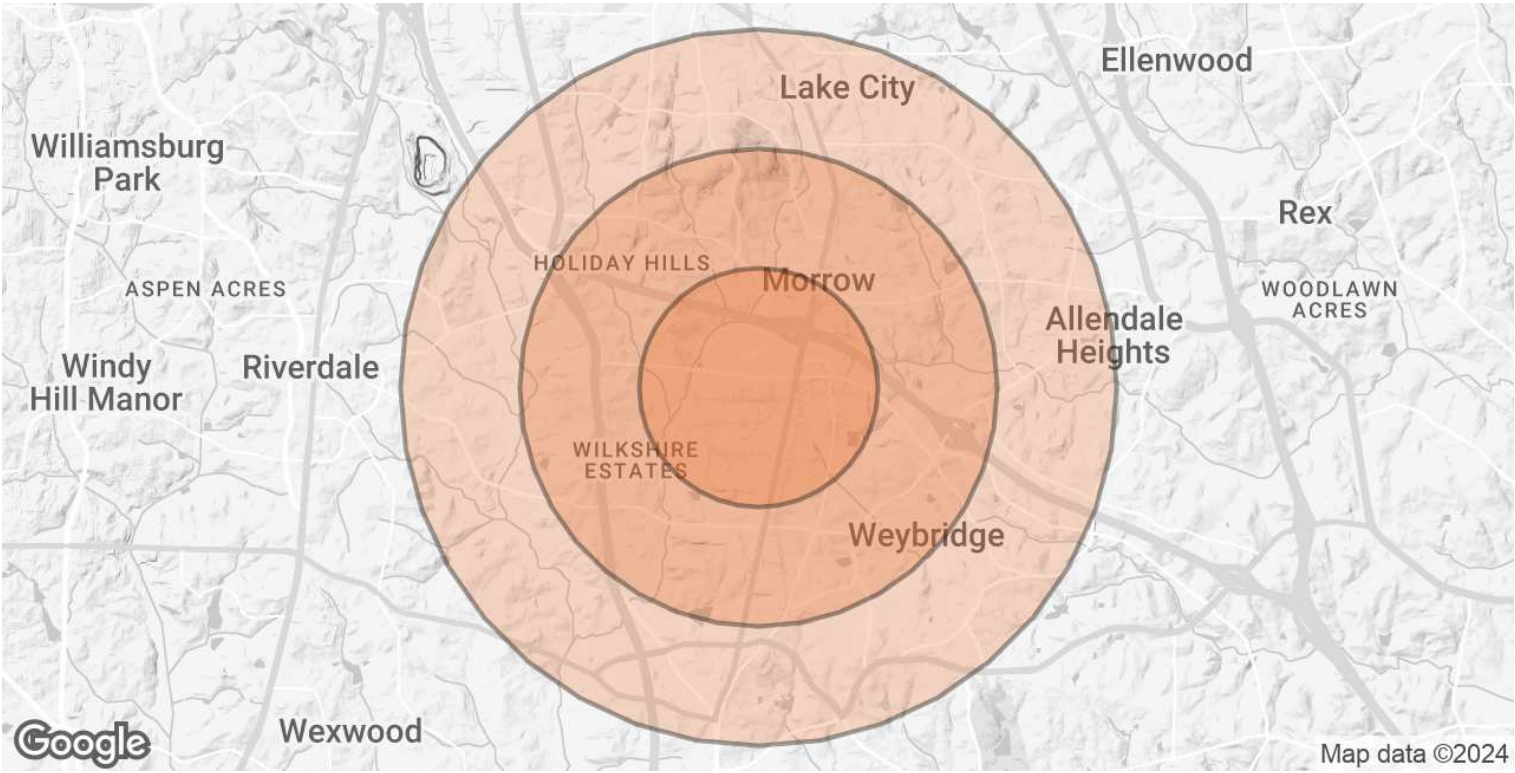


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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 6,146  | 36,832  | 80,168  |
| AVERAGE AGE          | 34     | 35      | 36      |
| AVERAGE AGE (MALE)   | 32     | 34      | 35      |
| AVERAGE AGE (FEMALE) | 35     | 36      | 37      |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,365     | 13,353    | 28,899    |
| # OF PERSONS PER HH | 2.6       | 2.8       | 2.8       |
| AVERAGE HH INCOME   | \$69,631  | \$67,051  | \$67,988  |
| AVERAGE HOUSE VALUE | \$157,425 | \$180,237 | \$189,305 |

Demographics data derived from AlphaMap

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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estates’s highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors’ Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University. He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you’re heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

CRYE-LIEKE COMMERCIAL

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