[illegible]

PROPERTY DETAILS

DELIVERY DATE

Jan. 2026 - Shell
March 2026

BUILDING SIZE

8000 SQ FT

AVAILABILITY

3000 SQFT

PARCEL SIZE

1.0 Acre

OFFICE SPACE

BTS

CONSTRUCTION TYPE

Wood frame and
Metal

DOORS

Metal/Glass Storefront

CLEAR HEIGHT

12'

LIGHTING

BTS

TRAFFIC COUNT

50+

FLOOR

6" Concrete Slab

AVAILABLE PARKING

37 Spaces

DISTANCE TO SITE (MILES)

- **Visible from SR 74**
- SR74 & Carriage Oaks Drive: Less
- I-85: 4.7
- CSX Intermodal: 26
- Hartsfield-Jackson Atlanta Airport: 15
- Downtown Atlanta: 26

GREG MALAUTEA - REALTOR



678-364-1140



470-941-7117



WWW.THEPALETTAGROUP.COM



GMALATEA@THEPALETTAGROUP.COM

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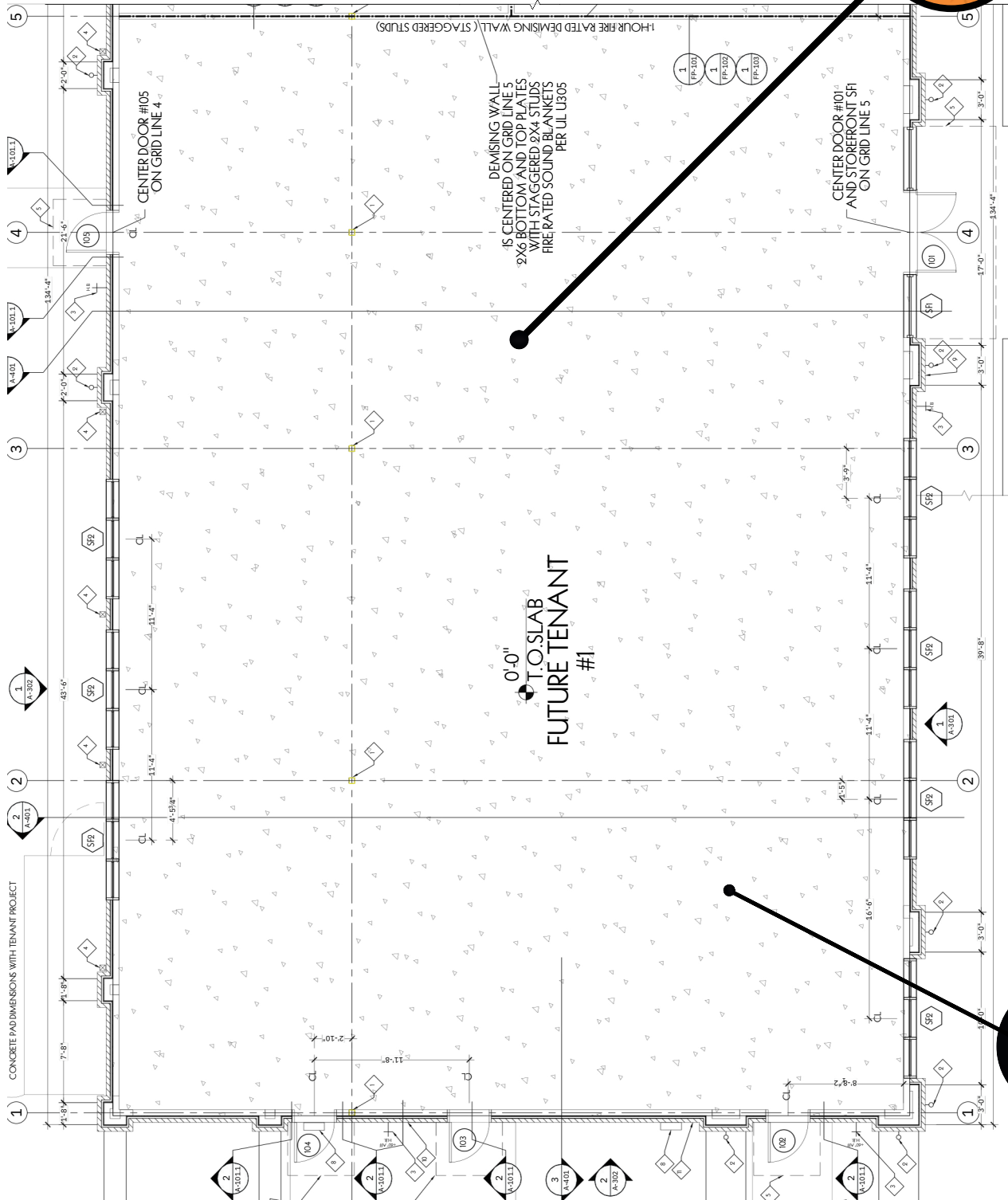


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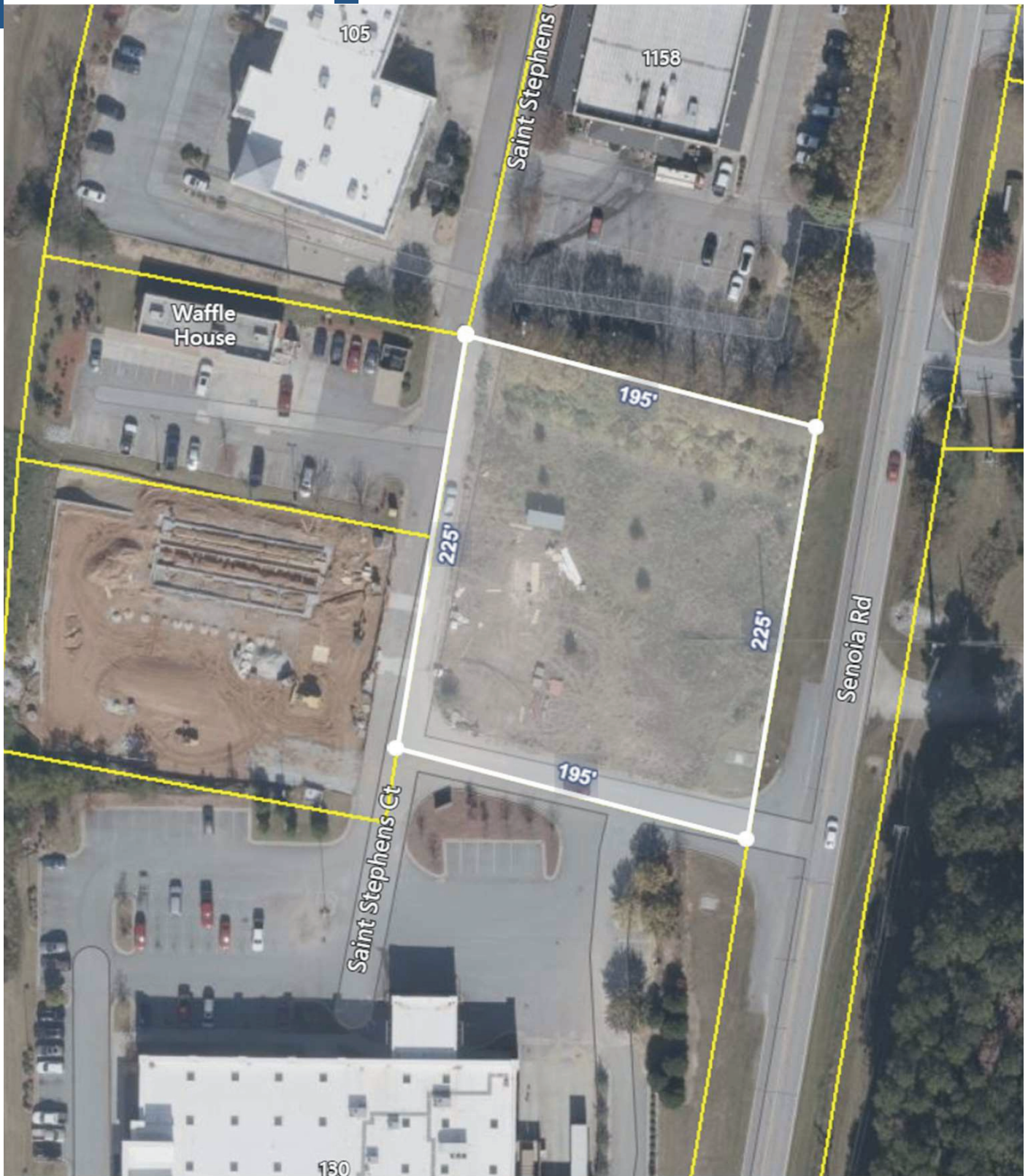


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