

INDUSTRIAL SPACE FOR LEASE

## 6935 OAK RIDGE COMMERCE WAY

6935 OAK RIDGE COMMERCE WAY, AUSTELL, GA 30168



**LIGHT INDUSTRIAL SPACE FOR LEASE  
DIVISIBLE TO TWO 6K SQ FT FLEX UNITS (OR SINGLE UNIT)**

**KW COMMERCIAL WEST COBB**

3375 Dallas Hwy, Suite 100  
Marietta, Ga 30064



Each Office Independently Owned and Operated

**PRESENTED BY:**

**DAVID MCGINNIS**

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403722, Georgia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## PROPERTY OVERVIEW / SUMMARY

6935 OAK RIDGE COMMERCE WAY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	Base: \$13.50 per sf NNN: \$2.32 per sf
<b>LEASE TERM:</b>	3 to 5 years
<b>AVAILABLE SF:</b>	12,000
<b>WAREHOUSE SF:</b>	~ 7010
<b>CLEAR HEIGHT:</b>	14 ft
<b>DOCK DOORS:</b>	1 Loading Dock
<b>TRUCK DOOR:</b>	2 Drive Ins
<b>FIRE SYSTEM:</b>	Sprinklers

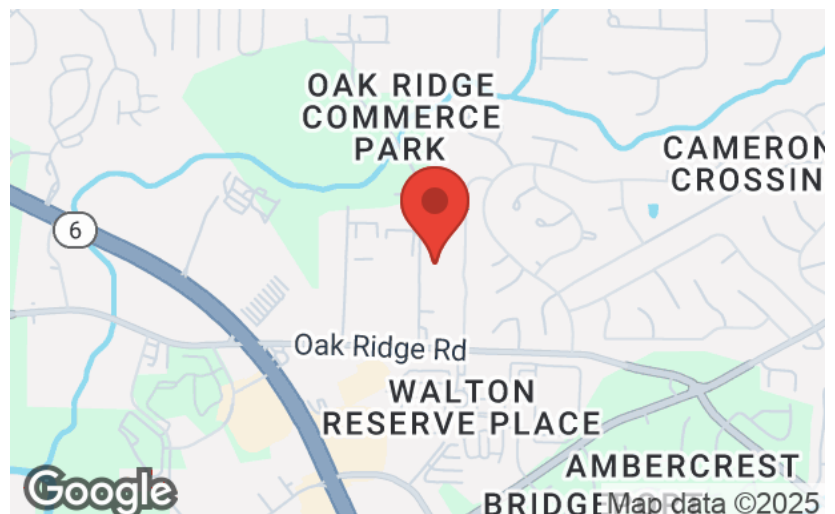
### PROPERTY OVERVIEW

Convenient metro Atlanta industrial location Near I20 and Thornton Rd in the Austell / Mableton area.

Two drive ins and one covered loading dock. Light Industrial warehouse / office space.

Available as 6K sq ft flex / LI space or single 12K sf light industrial space.

Available for occupancy within 90 days of lease commitment.



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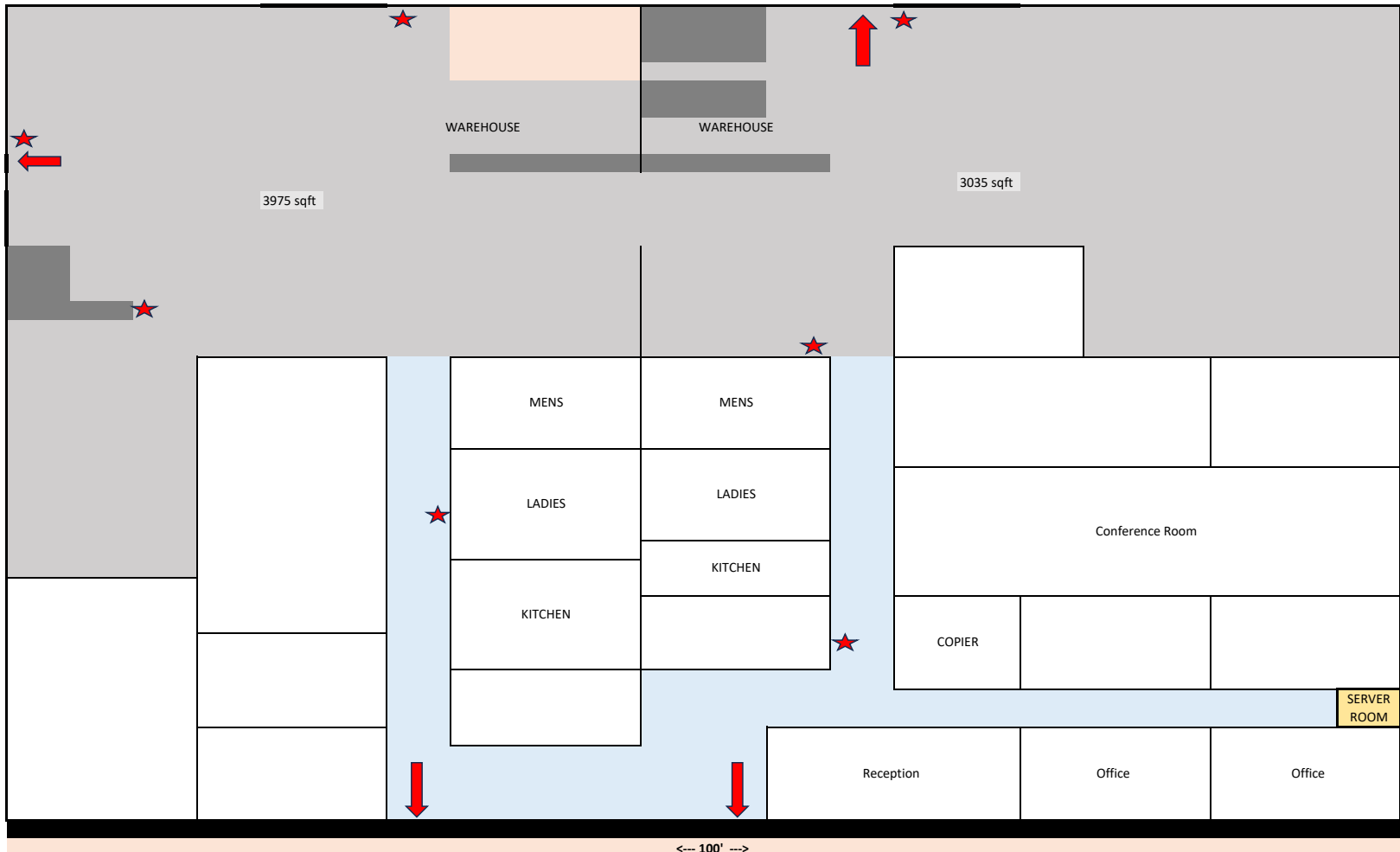


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# BASIC FLOOR PLAN

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**KEY:**

- FIRE EXTINGUISHER
- FIRE EXIT

- CORRIDOR
- WAREHOUSE

Office - 4400 sqft (approx)  
Whse - 7000 sqft (approx)

## EMERGENCY EXIT & FIRE EXTINGUISHER LOCATIONS

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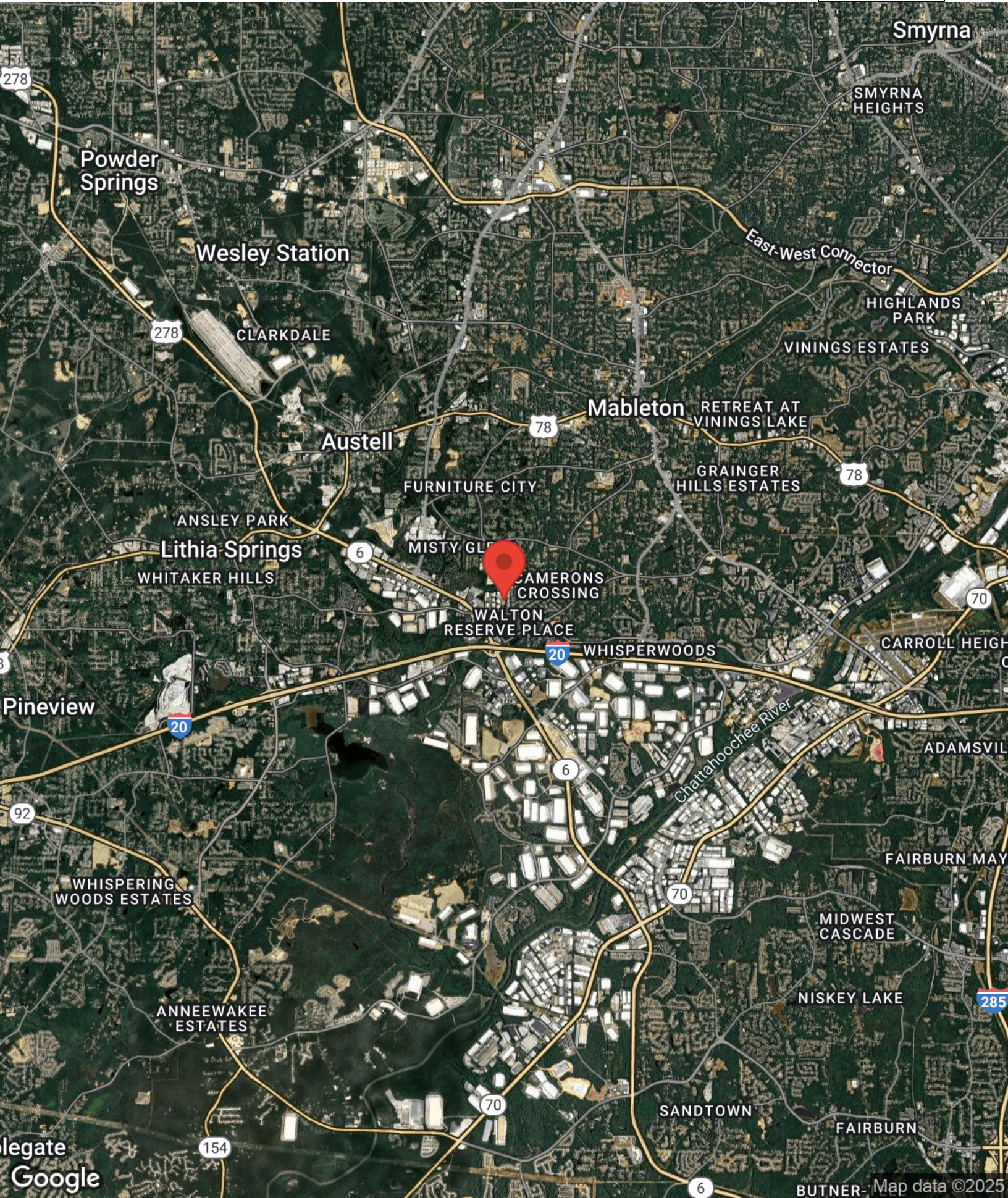
## PROPERTY PHOTOS

6935 OAK RIDGE COMMERCE WAY



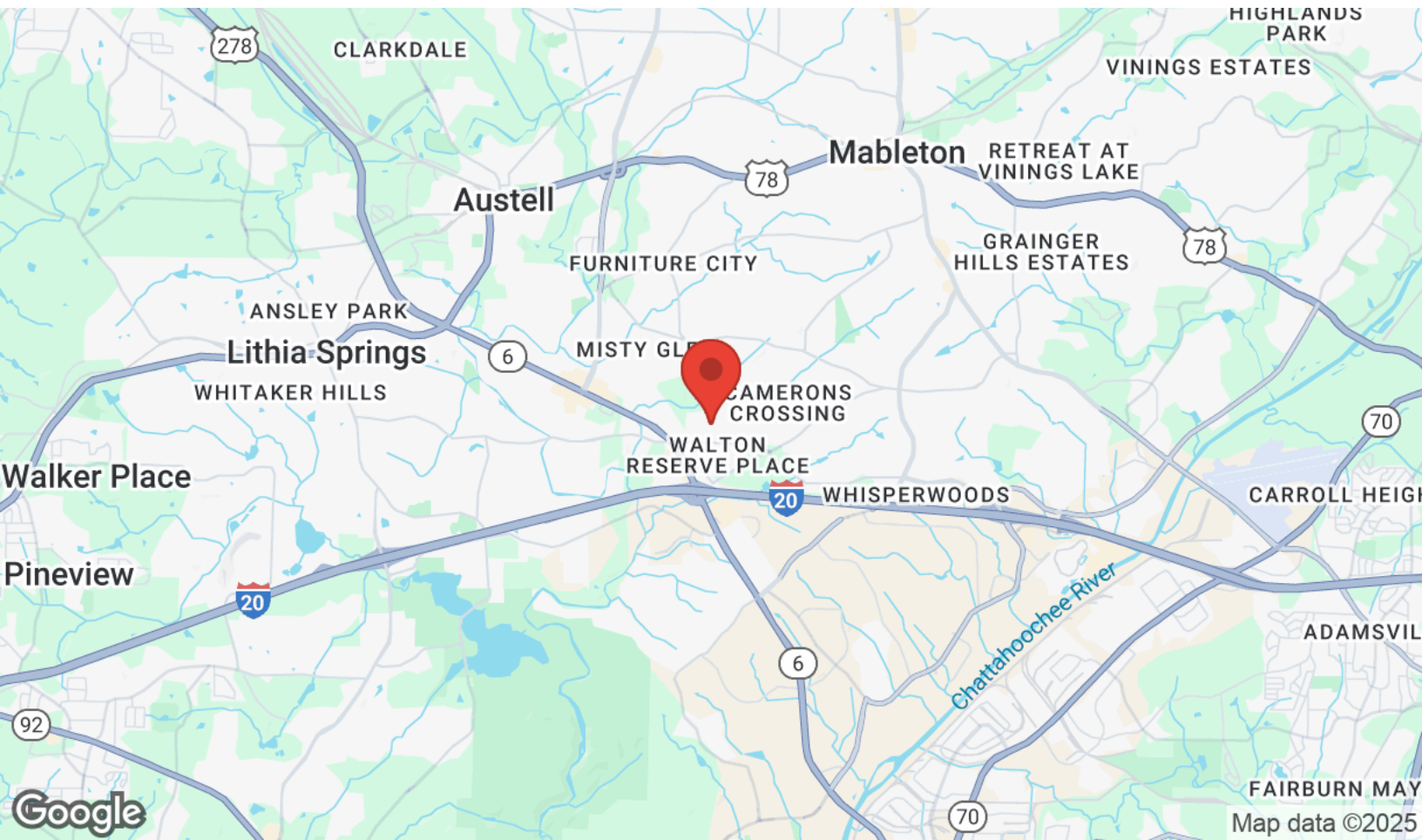
# REGIONAL MAP

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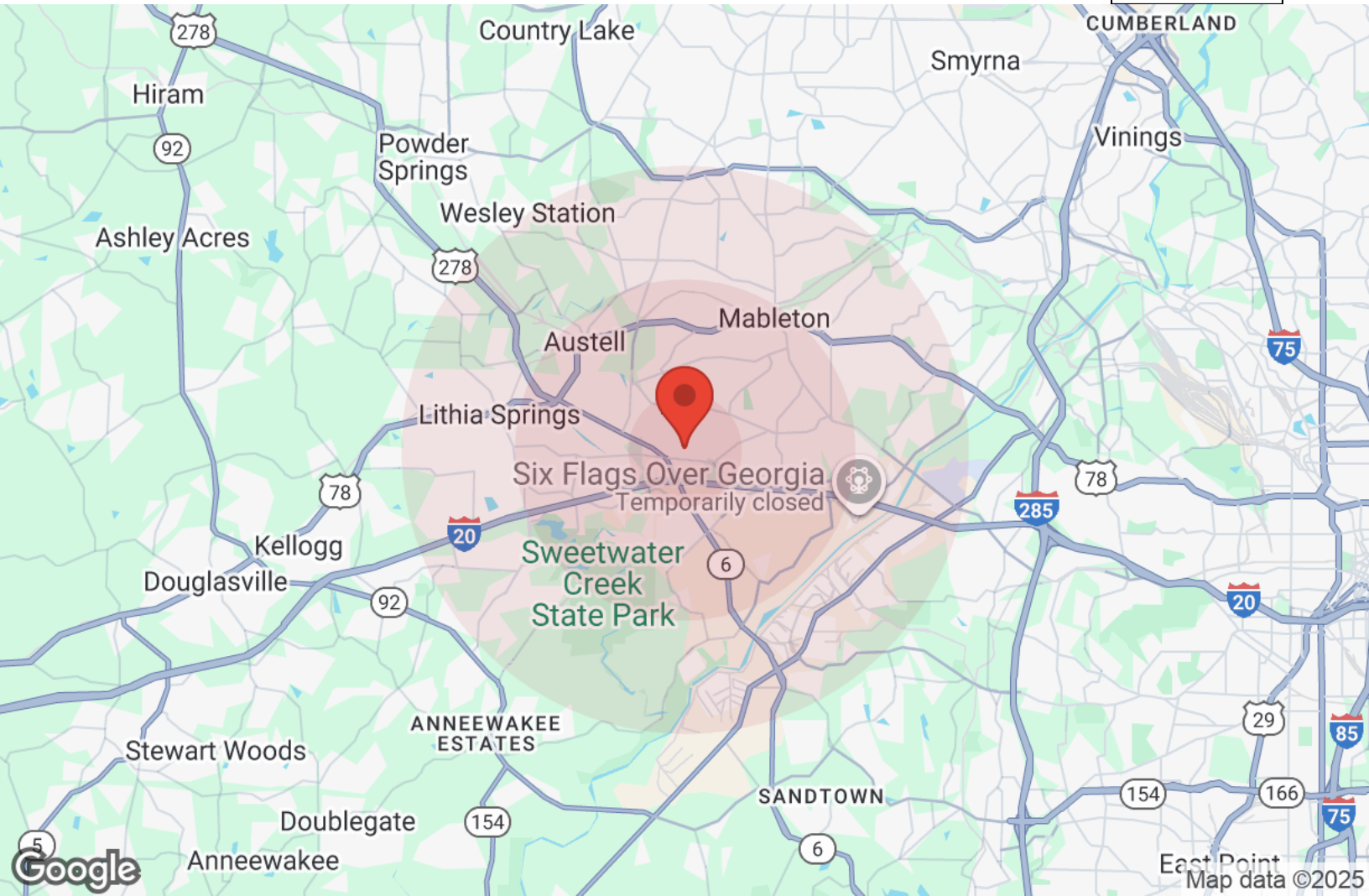
## LOCATION MAPS

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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,987	23,902	54,164
Female	4,903	26,754	60,586
Total Population	8,890	50,657	114,750

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,763	10,257	22,327
Ages 15-24	1,328	7,351	15,331
Ages 25-54	4,058	23,269	51,748
Ages 55-64	1,028	5,619	13,722
Ages 65+	713	4,160	11,622

Race	1 Mile	3 Miles	5 Miles
White	1,159	9,245	26,645
Black	5,845	28,950	62,252
Am In/AK Nat	6	41	103
Hawaiian	2	15	34
Hispanic	1,630	10,810	21,171
Asian	115	659	2,192
Multi-Racial	111	785	1,997
Other	21	157	356

Income	1 Mile	3 Miles	5 Miles
Median	\$63,917	\$67,510	\$74,848
< \$15,000	316	1,903	3,713
\$15,000-\$24,999	292	1,517	2,333
\$25,000-\$34,999	247	1,039	2,436
\$35,000-\$49,999	443	2,406	4,935
\$50,000-\$74,999	621	3,806	8,609
\$75,000-\$99,999	403	2,450	5,849
\$100,000-\$149,999	563	3,019	7,283
\$150,000-\$199,999	219	1,441	4,006
> \$200,000	358	1,852	4,791

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,637	20,627	46,778
Occupied	3,462	19,433	43,954
Owner Occupied	1,475	8,507	24,712
Renter Occupied	1,987	10,926	19,242
Vacant	175	1,194	2,825

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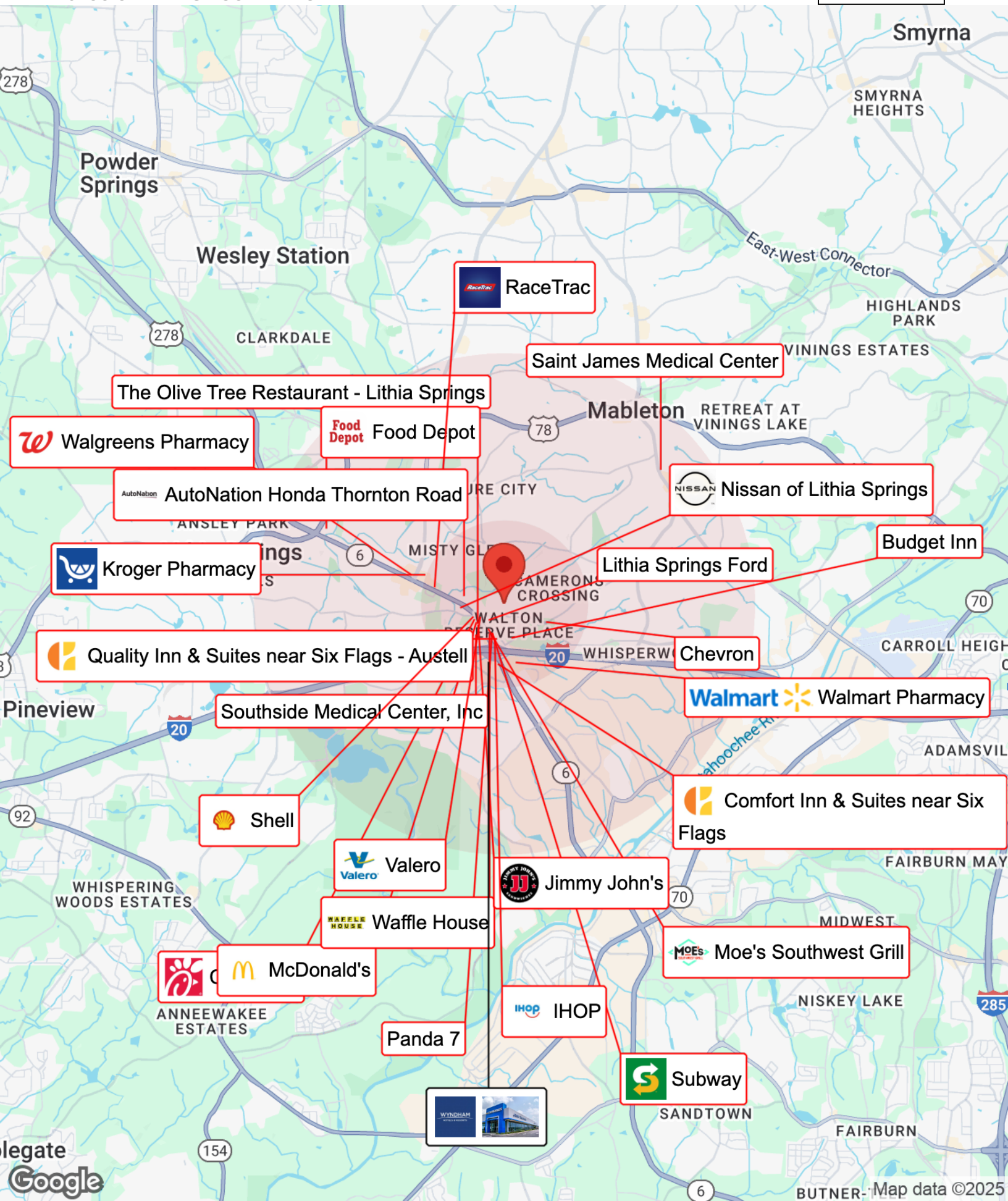


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# BUSINESS MAP

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## PROFESSIONAL BIO

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**DAVID MCGINNIS**  
Commercial Realtor



- Commercial, Land and Residential Real Estate sales with Keller Williams since 2020.

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## DISCLAIMER

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