



**11 BRIDGES ROAD
MCDONOUGH, GEORGIA**

IOS 1.4 ACRES SITE



**222 FAIRBURN INDUSTRIAL BLVD
FAIRBURN, GEORGIA**

MULTI-TENANT INVESTMENT SALE

CBRE

BUILDING SPECIFICATIONS

222 Fairburn Industrial Blvd, Fairburn, GA

CURRENT TENANTS

Advanced Solutions & Calibrations -10,700 SF

October 2022 - September 2028

Rent Chart

Year	Rent (NNN)
2022-2023	\$7,425.00/month
2023-2024	\$7,647.75/month
2024-2025	\$7,877.18/month
2025-2026	\$8,113.49/month
2026-2027	\$8,356.90/month
2027-2028	\$8,607.61/month

Aggregate Material Hauling - 2,220 SF

August 2021 - July 2025

Rent Chart

Year	Rent (NNN)
2021-2022	\$2,500.00/month
2022-2023	\$2,500.00/month
2023-2024	\$2,575.00/month
2024-2025	\$2,652.25/month

BUILDING SPECIFICATIONS

Spec Details

+/- 13,734 Total SF

+/- 4,179 Office SF

1.13 Acres

Warehouse Demised into 3 Sections

14'-17' Clear Ceiling Height

1 Dock High Door with Levelers / 4 Drive-In Doors

HVAC

Metal Roof with Skylights

32 Parking Spaces

800 amp, 3 phase, 277/480 volt

Zoned M2 (Heavy Industrial)

Built in 2001

BUILDING SPECIFICATIONS

11 Bridges Rd, McDonough, GA

BUILDING SPECIFICATIONS

Spec Details

+/- 7,600 Total SF

+/- 1,300 Office SF

+/- 6,300 SF Covered Shed

1.4 Acres

Fenced and Gated Security

Paved and Gravel Yard

Lit and Electrified Site

Zoned M1 (Light Industrial)

Built in 1976



AERIAL MAP

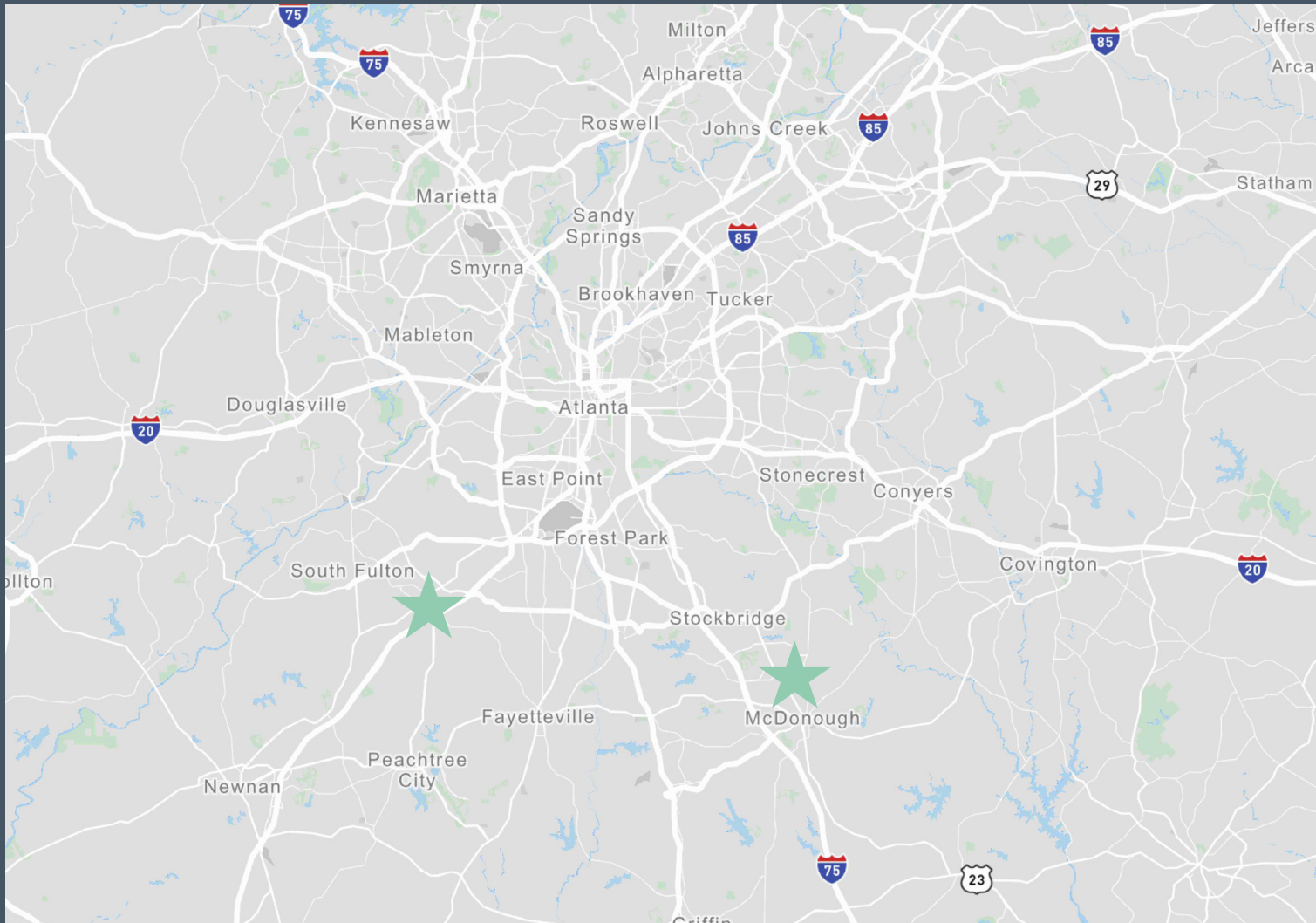
222 Fairburn Industrial Blvd, Fairburn, GA



AERIAL MAP

11 Bridges Road, McDonough, GA





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