

INDUSTRIAL FOR LEASE

4000 SF LIGHT INDUSTRIAL

119 Gateway Dr, Suite 110, Canton, GA 30115



PROPERTY DESCRIPTION

Prime 4,000 SF Warehouse | 10 Min to I-575

Status: Available for Immediate Occupancy

Industrial Features: Sprinkled Unit

Ceiling Height: 20'–25' ceiling heights.

Loading: Dedicated loading dock, front roll-up door and rear door approximately 14' high

Parking: 7 dedicated spaces.

Office Suite: Reception area, private office, and restroom.

Utilities: Tenant pays water/sewer.

Setting: Quiet location with rapid access to the I-575 corridor.

OFFERING SUMMARY

Lease Rate: \$13.00 SF/yr (MG)

Number of Units: 1

Available SF: 4,000 SF

Lot Size: 87,120 SF

Building Size: 12,000 SF

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DEEDEE VERES
Associate Broker
GA #183928

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Each Office Independently Owned and Operated

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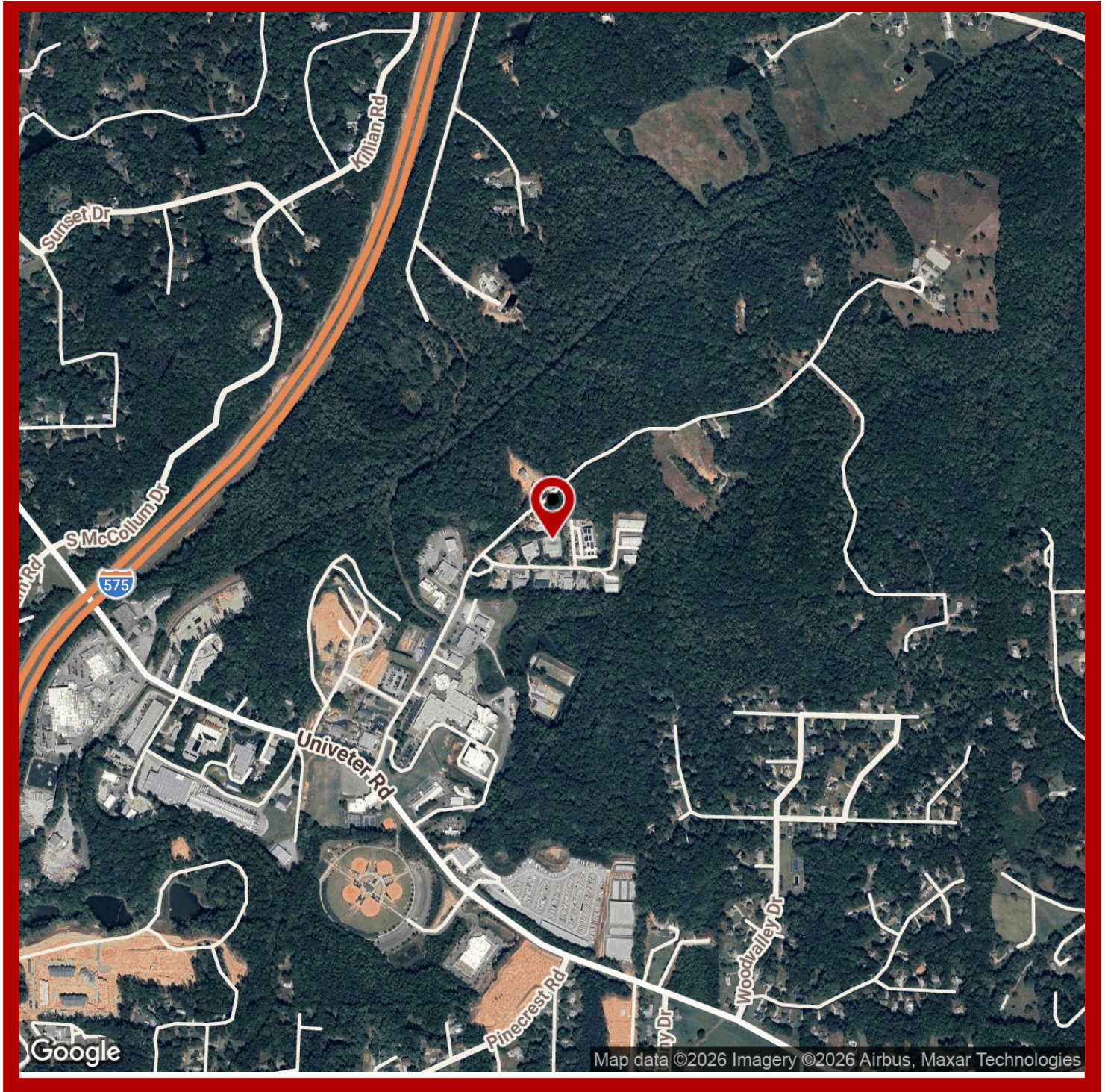
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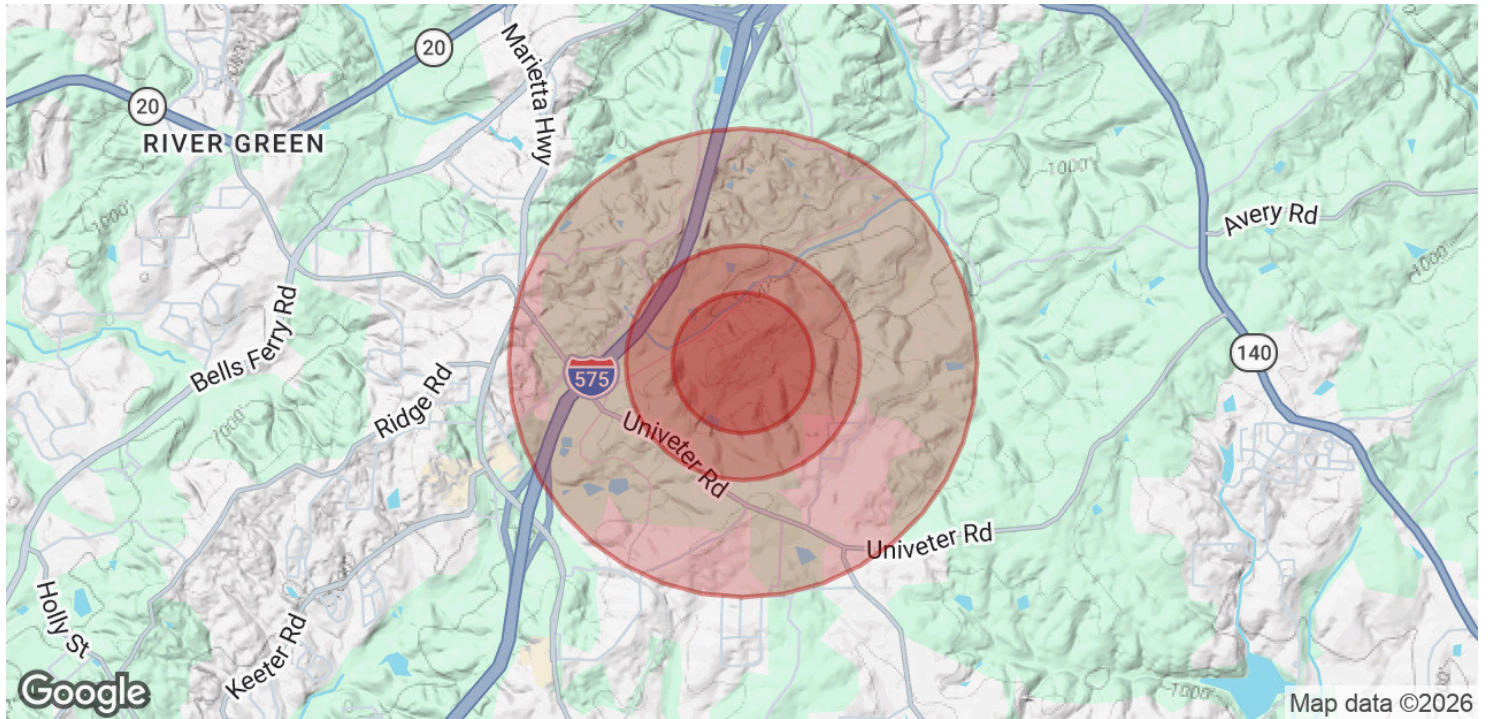
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TotalPopulation	138	370	2,373
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	95	781
# of Persons per HH	3.9	3.9	3
Average HH Income	\$111,765	\$111,873	\$114,441
Average House Value	\$496,590	\$492,108	\$557,016

Demographicsdata derived from AlphaMap

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