

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES

Associate Broker
GA #183928

770.880.5596

deedeeveres@gmail.com

www.ddvproperties.com

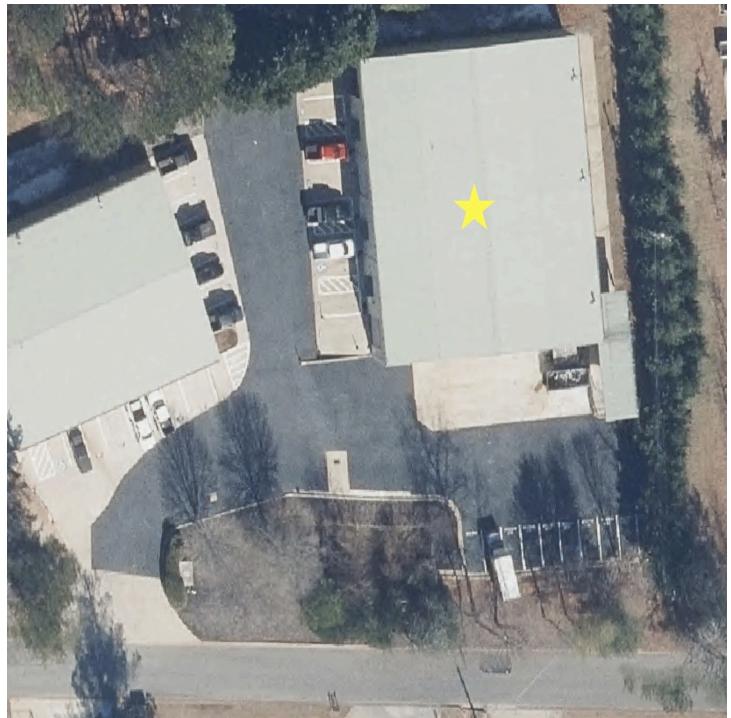
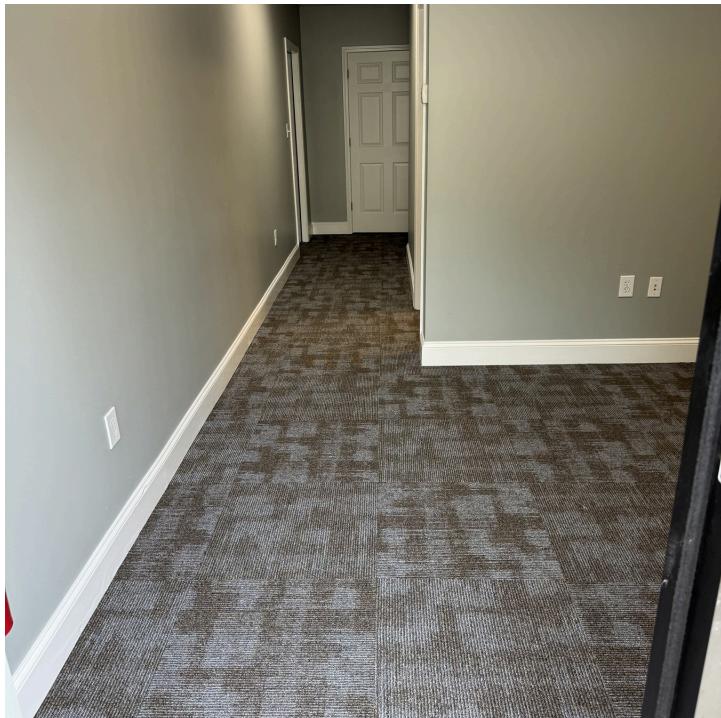
9860 GA-92 Woodstock, GA 30188

Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

4000 SF LIGHT INDUSTRIAL

119 Gateway Dr, Suite 110, Canton, GA 30115



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES

Associate Broker

0: 770.880.5596

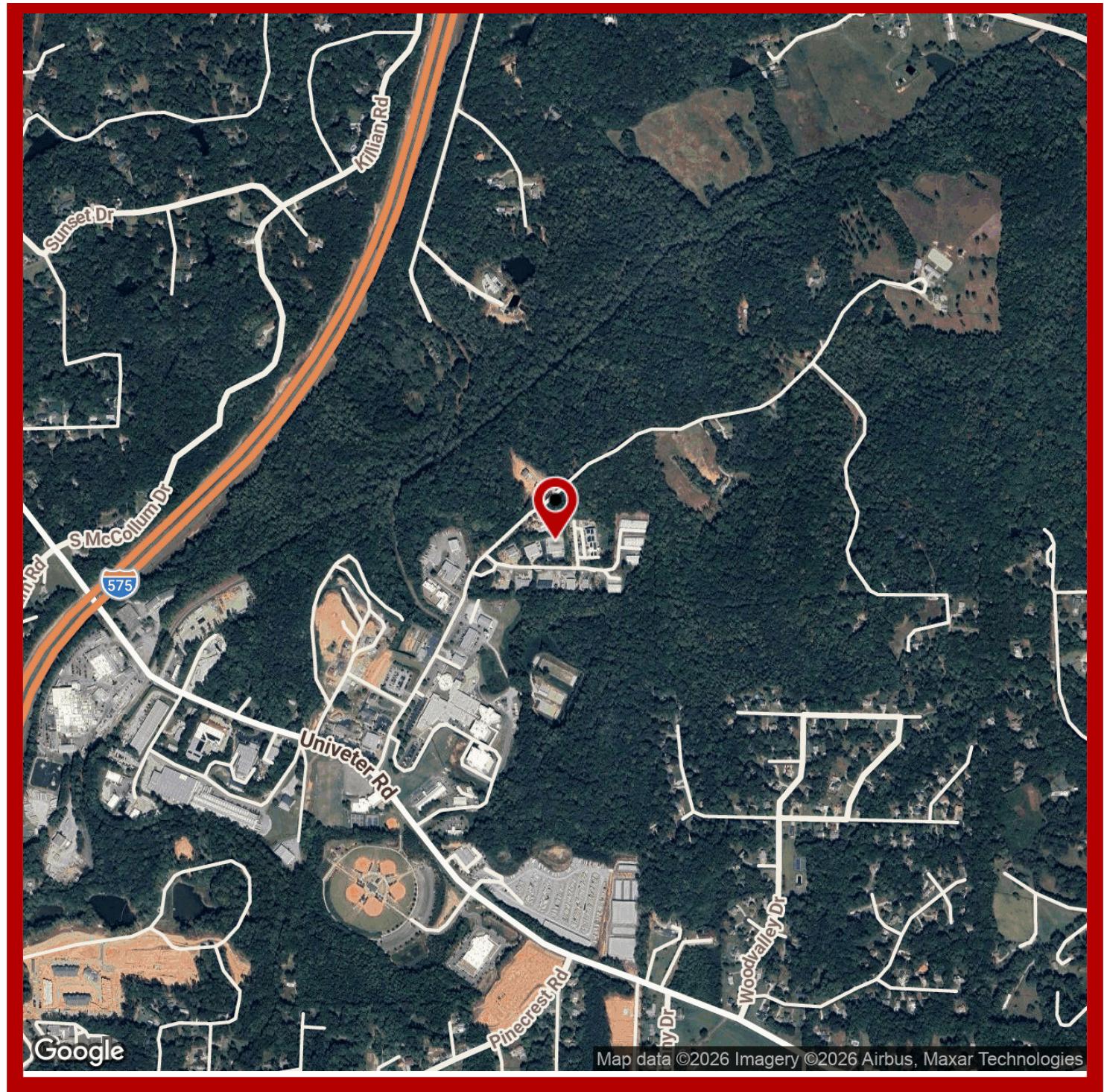
deedeeveres@gmail.com

GA #183928

INDUSTRIAL FOR LEASE

4000 SF LIGHT INDUSTRIAL

119 Gateway Dr, Suite 110, Canton, GA 30115



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES

Associate Broker

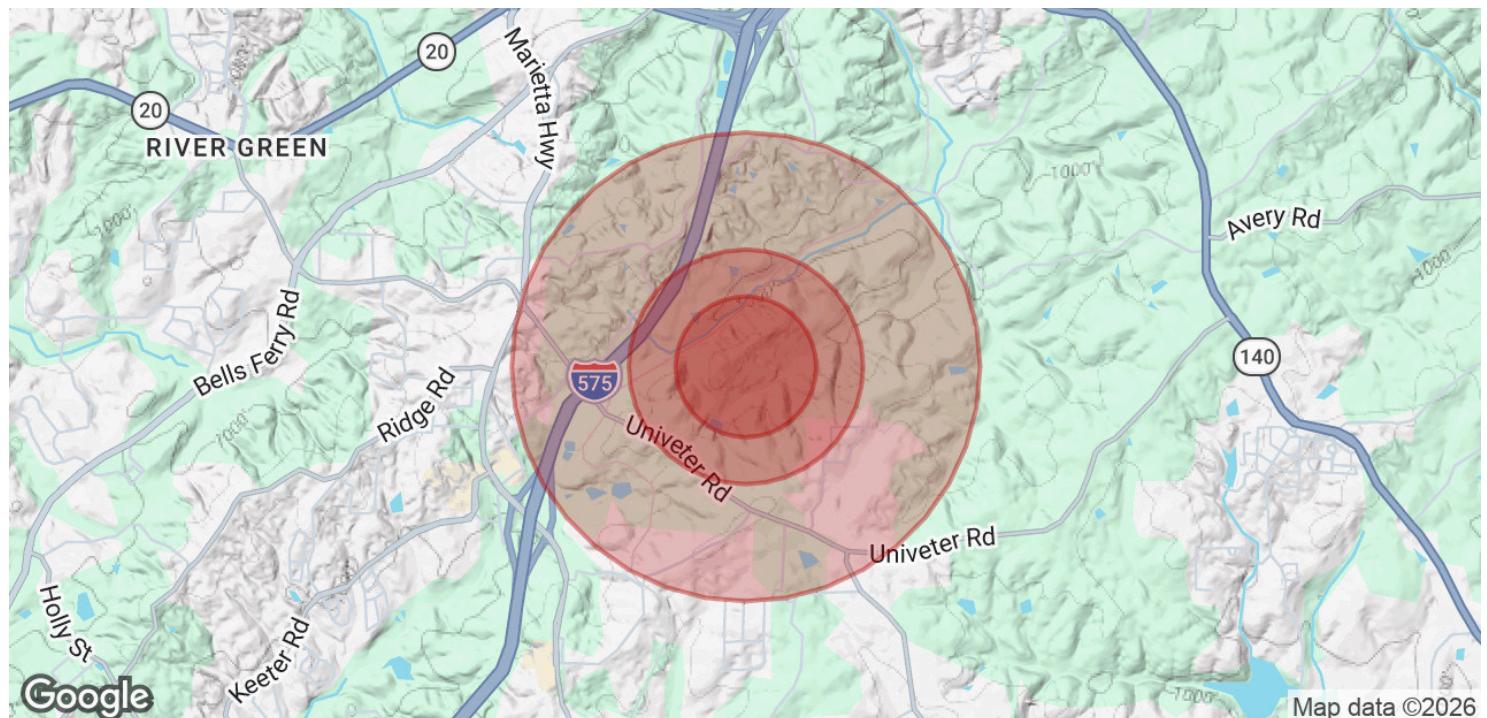
0: 770.880.5596

deedeeveres@gmail.com

GA #183928

4000 SF LIGHT INDUSTRIAL

119 Gateway Dr, Suite 110, Canton, GA 30115



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	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

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES

Associate Broker
0: 770.880.5596
deedeeveres@gmail.com
GA #183928