



132 ROYAL DRIVE

FOREST PARK,
GA 30297

FOR SALE
34,914± SF Freezer/Cooler Building

BRYAN MARSHBURN, SIOR, CCIM

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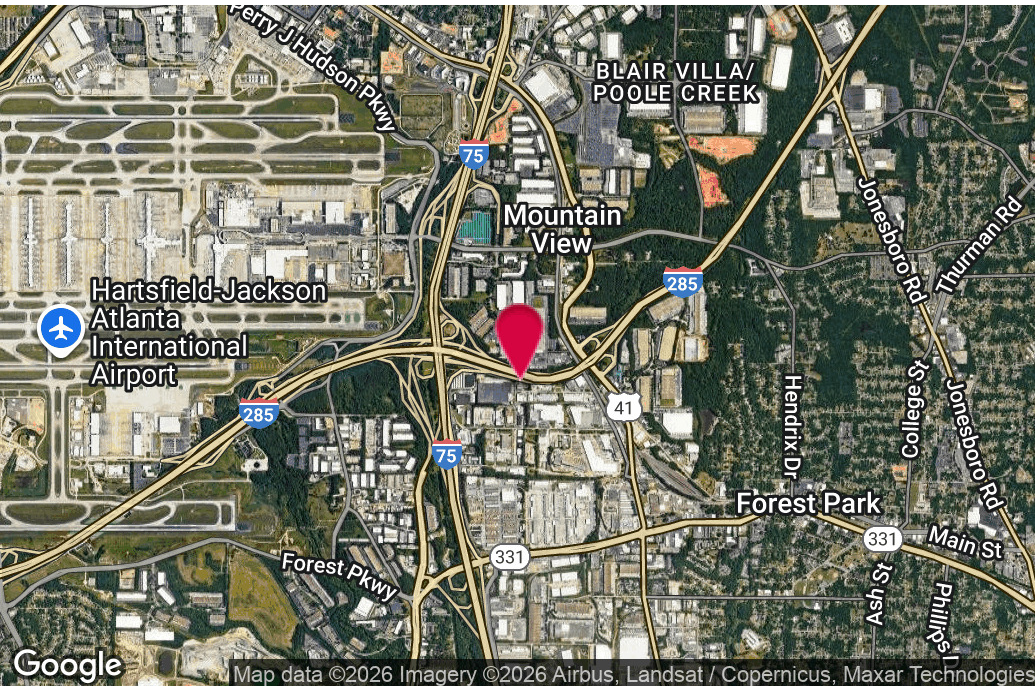
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FOR SALE
34,914± SF



PROPERTY HIGHLIGHTS

- 2,800± SF Office Space
- 7,568± SF Cooler
- 3,910± SF Freezer
- 15,347± SF Dry Area
- 5,381± SF Cold Production Area
- 14' to 26' Clear Height
- 8 Dock Doors
- 1 Drive-In Ramped Door
- 3 Phase, Heavy Power

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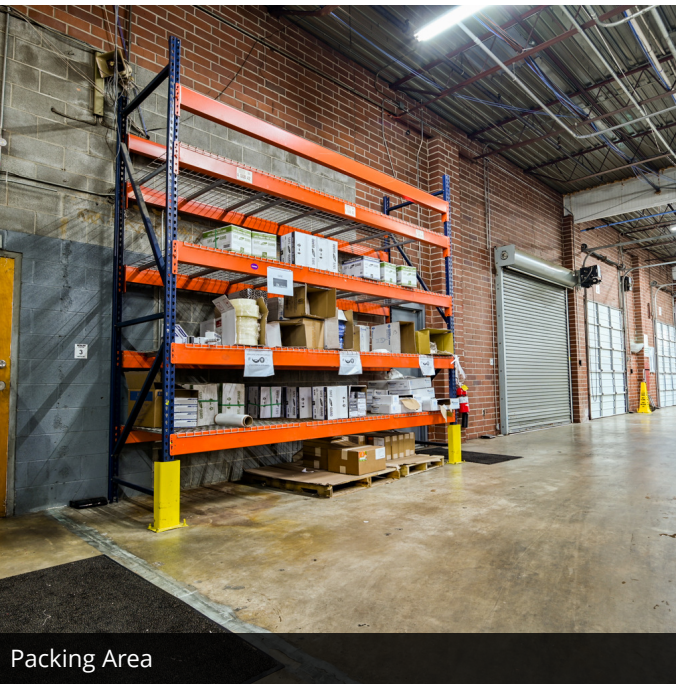
ADDITIONAL PHOTOS



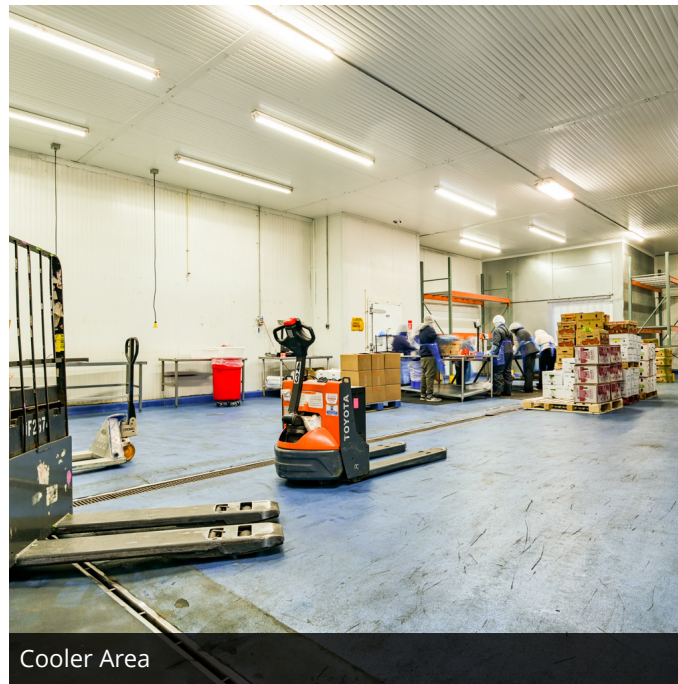
Back of Building



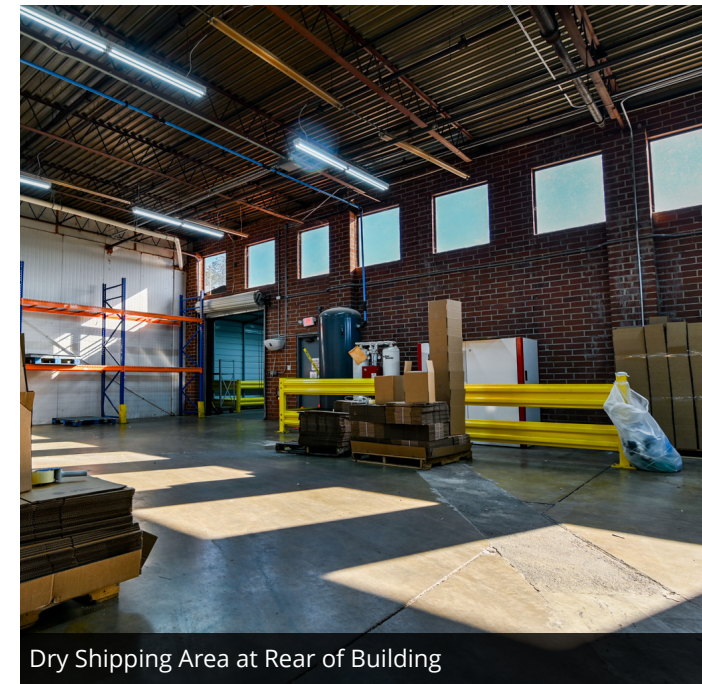
Office Area



Packing Area



Cooler Area



Dry Shipping Area at Rear of Building

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AERIAL VIEW



Lake Mirror Road

Lake Mirror Place

Royal Drive

Perimeter (I 285)

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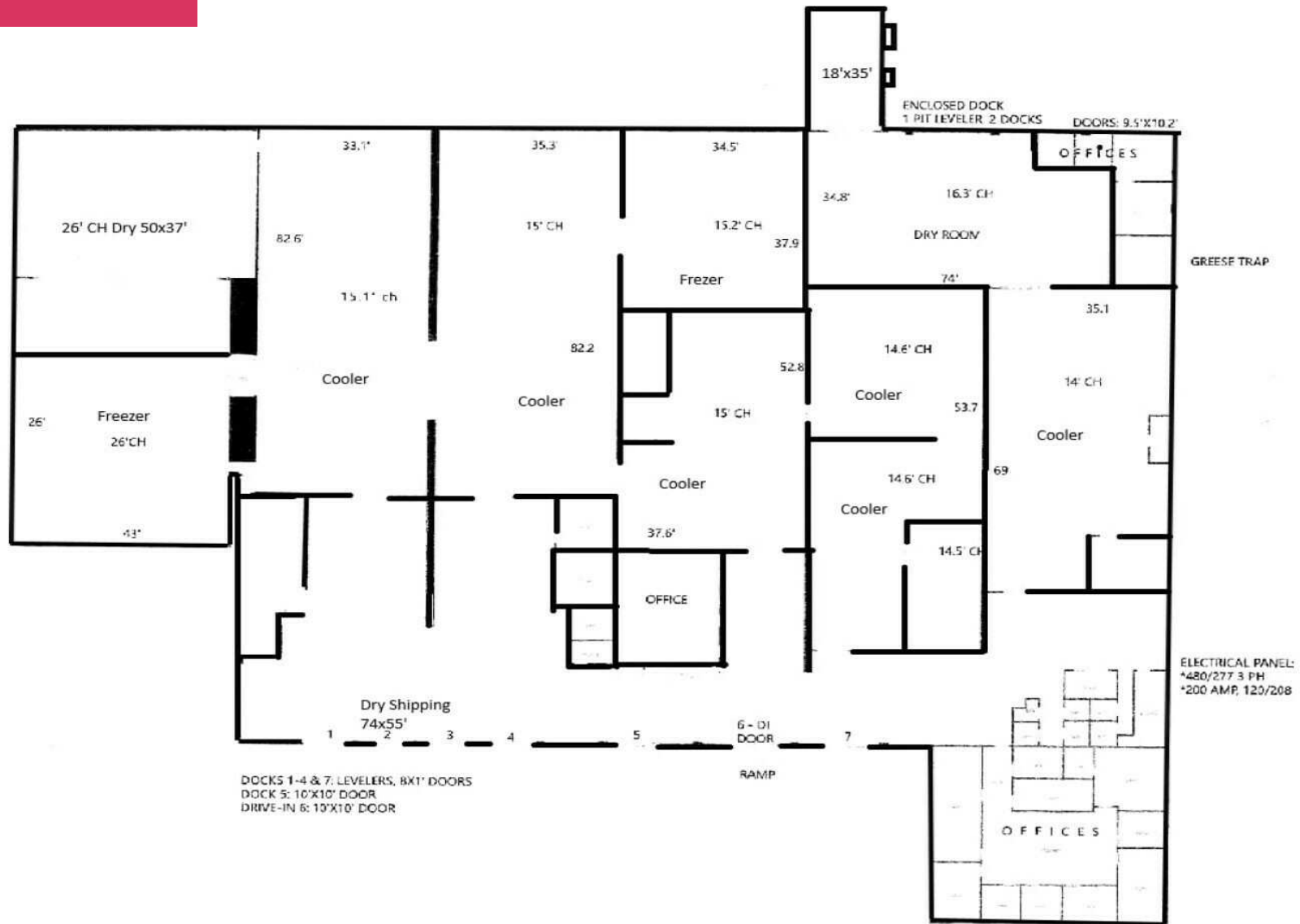
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FLOOR PLAN



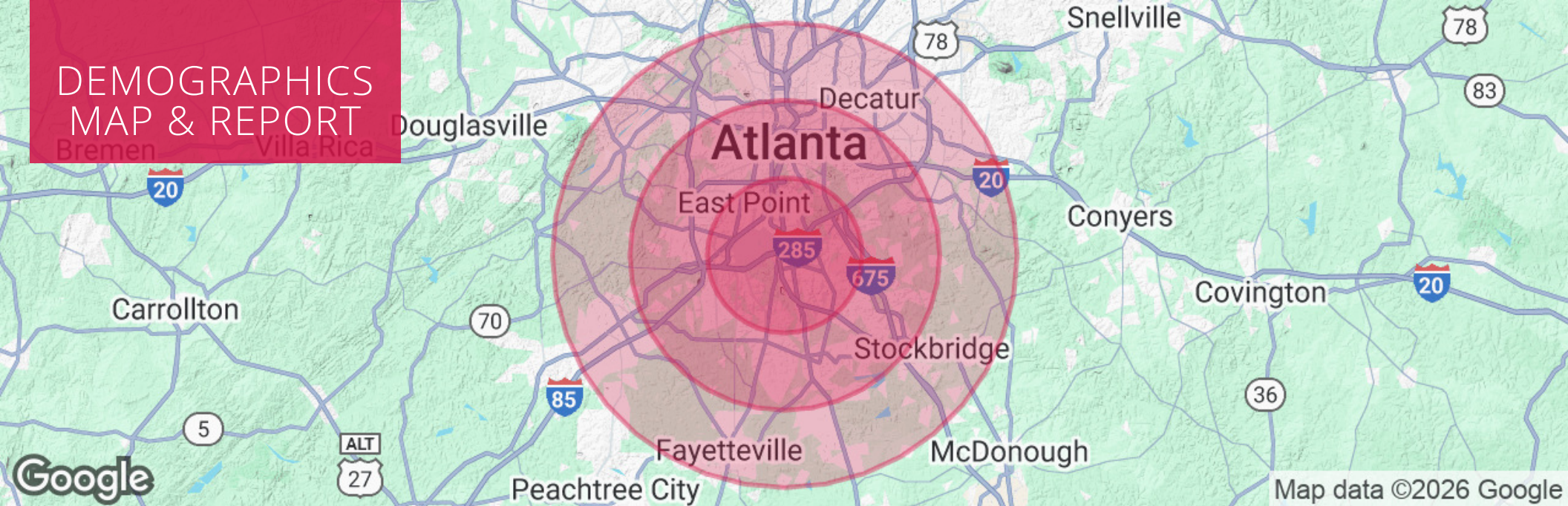
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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	158,473	675,448	1,572,421
Average Age	37	38	38
Average Age (Male)	36	36	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	60,428	263,875	639,784
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$65,297	\$81,140	\$102,400
Average House Value	\$217,155	\$307,548	\$402,749

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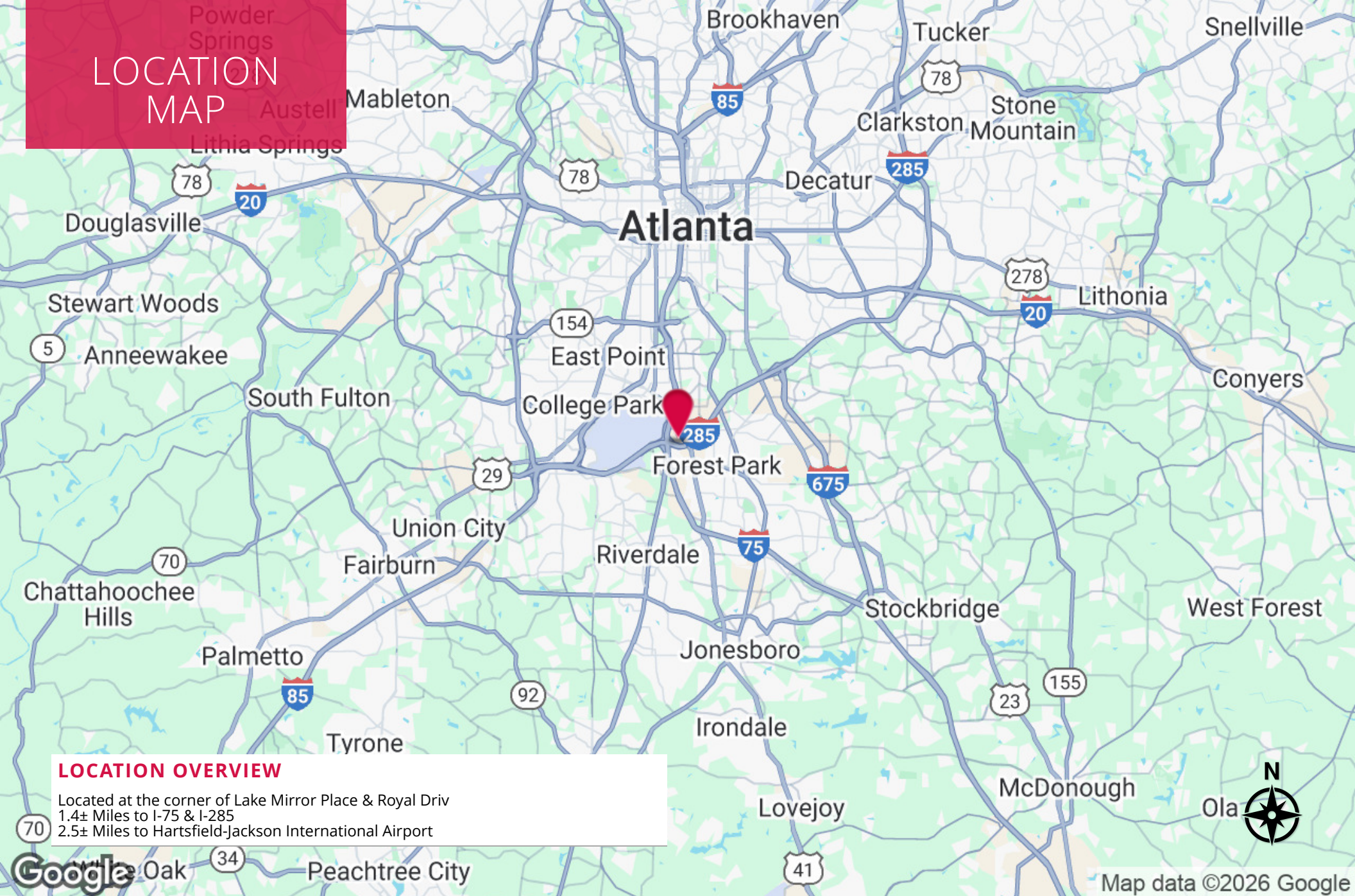
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LOCATION MAP



LOCATION OVERVIEW

Located at the corner of Lake Mirror Place & Royal Driv
1.4± Miles to I-75 & I-285
2.5± Miles to Hartsfield-Jackson International Airport

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EXCLUSIVELY LISTED BY:

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