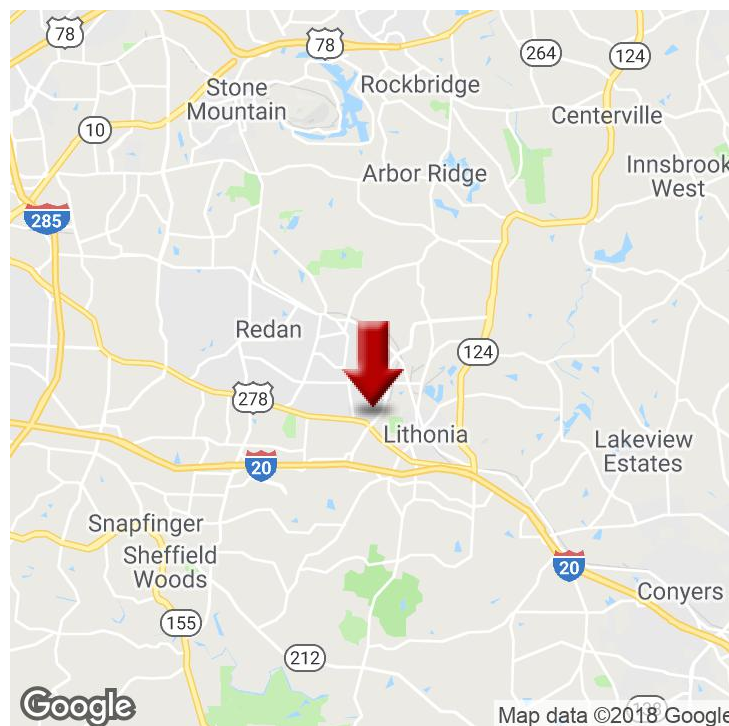


SIGNS R GOOD

2365 Lithonia Industrial Blvd, Stonecrest, GA 30058



OFFERING SUMMARY

SALE PRICE:	\$599,000
LOT SIZE:	1.5 Acres
YEAR BUILT:	1986
BUILDING SIZE:	10,000 SF
ZONING:	M1
MARKET:	Atlanta
SUBMARKET:	Snapfinger Industrial
PRICE / SF:	\$59.90

PROPERTY OVERVIEW

Flex space available for sale. 8000 sq ft heated warehouse with 3 phase electrical service, 2 drive-in and 1 dock door (4ft). Roughly 2000 sq ft office space with 7 offices, large reception area, kitchenette, and 3 bathrooms. 1.5+/- acre lot with large fenced yard and ample parking (50+) and storage.

PROPERTY HIGHLIGHTS

- Easy Access to I285 and I20
- 2 drive-in and 1 - 4ft dock high door
- Fully paved lot, flat topography
- Parking 50+ vehicles
- Fenced property
- ADA access
- HVAC in warehouse and office

KW COMMERCIAL
1420 Peachtree Street, Ste. 100
Atlanta, GA 30309

DIANA CAMPBELL
Associate
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C 610.703.5074
campbelldiana@kw.com

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.

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