



**71 WORD ST.**  
FAIRBURN, GA 30213

**For Lease**  
**20,296± SF Woodworking Shop**

**IAN HICKS**

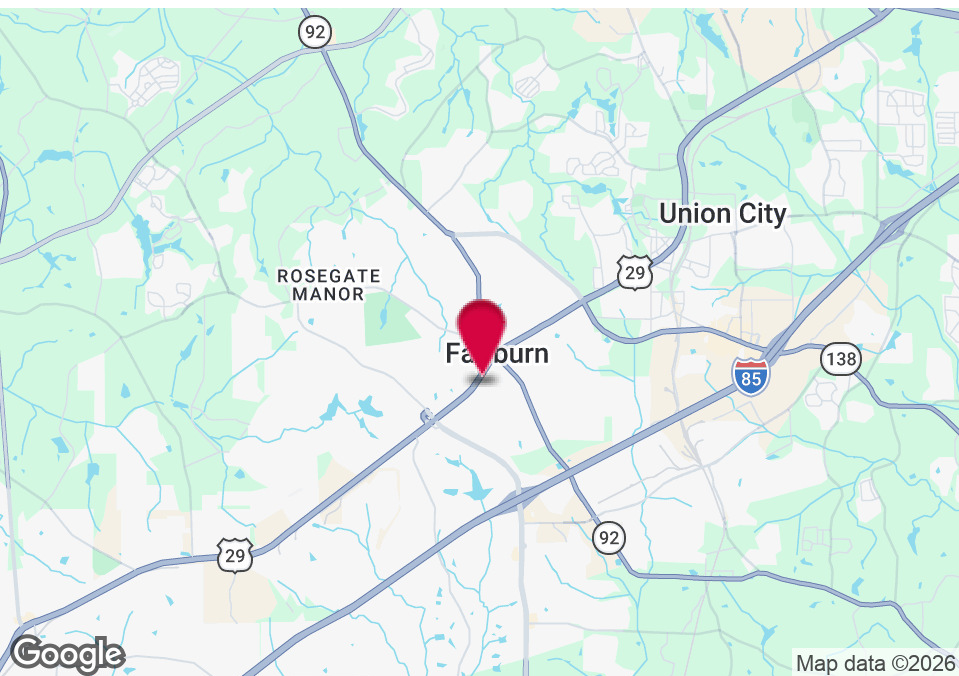
*Associate*

678.348.6319

ihicks@kingindustrial.com

**King** *Industrial  
Realty, Inc.*

Industrial • Commercial • Investment  
404.942.2000 | [kingindustrial.com](http://kingindustrial.com)



## PROPERTY HIGHLIGHTS

- 20,296± SF Masonry/CMU Building
- Turnkey Woodworking Shop
- All Major Machines Included in Lease
- 1 Dock Position
- 440 Volts / 3 Phase
- 12' Clear Ht (center), 9' Sides
- Overhead Hoist/Chain Lift
- Zoned M-2, Fairburn/South Fulton

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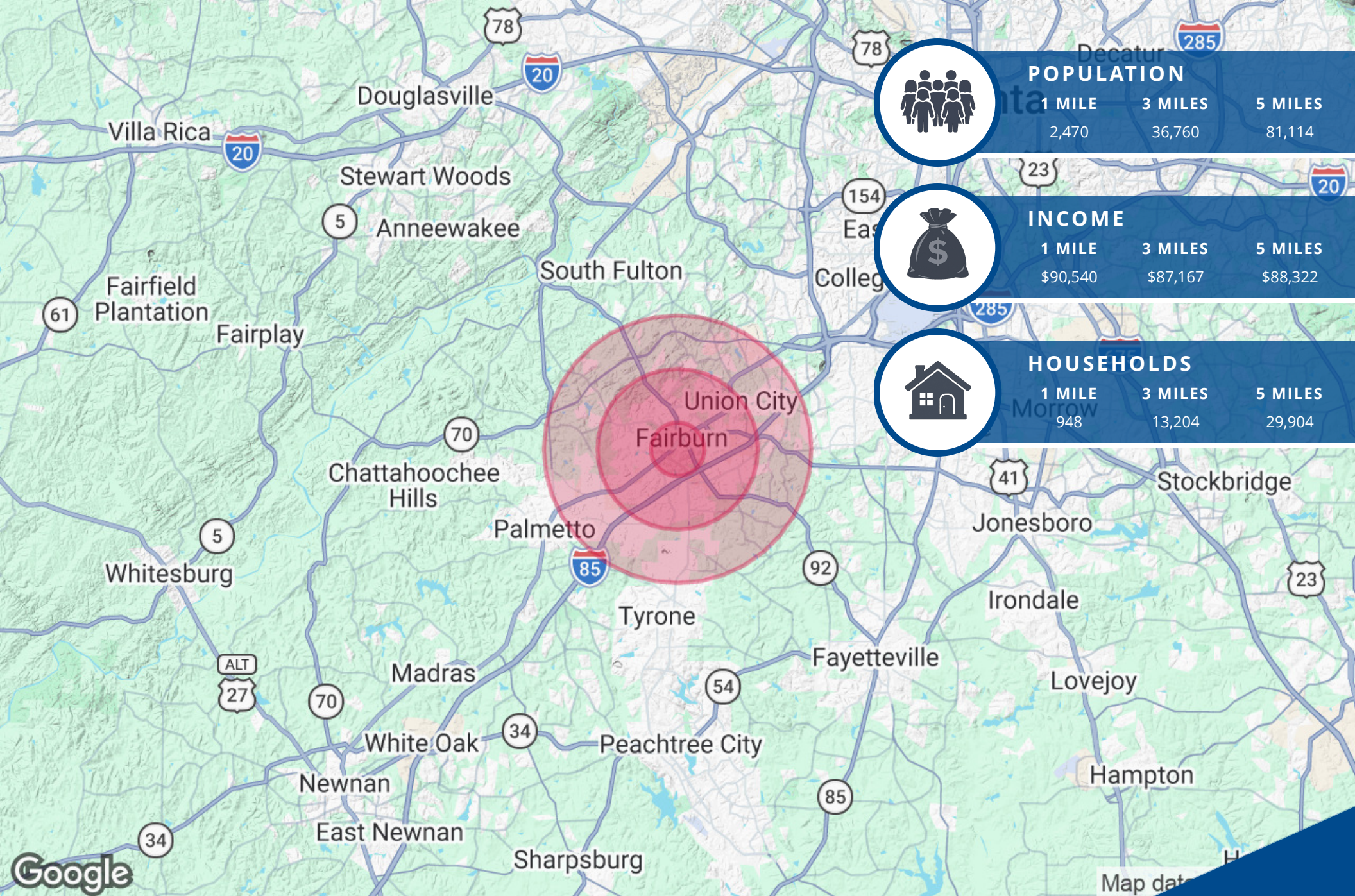
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**POPULATION**

1 MILE	3 MILES	5 MILES
2,470	36,760	81,114



**INCOME**

1 MILE	3 MILES	5 MILES
\$90,540	\$87,167	\$88,322



**HOUSEHOLDS**

1 MILE	3 MILES	5 MILES
948	13,204	29,904

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EXCLUSIVELY LISTED BY:

**IAN HICKS**

*Associate*

[ihicks@kingindustrial.com](mailto:ihicks@kingindustrial.com)

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