



# MAGNOLIA PARK

## WAREHOUSES

1806 Hwy 138  
Monroe, GA 30655

**BRAND NEW COMMERCIAL WAREHOUSE SPACES**  
AVAILABLE AUGUST 1ST

RENT + CAM  
**\$2,199 / MO**  
PER UNIT



**NEW CONSTRUCTION**



**STRONG STREET VISIBILITY**



**AMPLE PARKING**

### PROPERTY OVERVIEW

Magnolia Park Warehouses offers brand new, high-quality commercial warehouse spaces designed for today's businesses. Conveniently located on Hwy 138 in Monroe, this property provides excellent visibility, easy access, and a professional setting for a variety of commercial uses.



### PROPERTY FEATURES

- 1,200 SF Per Unit
- 16' Ceiling Clearance
- 12' x 14' Roll-Up Doors (Rear)
- 1 Office + 1 Restroom
- Mini-Split HVAC for Heating & Air
- Ample Parking
- Strong Street Visibility
- Available August 1st

### LOCATION



**1806 HWY 138, MONROE, GA 30655**



**FOR LEASING INFORMATION:**

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**RESERVE YOUR SPACE TODAY!**