

132 ROYAL DRIVE

FOREST PARK,
GA 30297

FOR SALE
34,914± SF Freezer/Cooler Building
PRICE ADJUSTED!

BRYAN MARSHBURN, SIOR, CCIM
Senior Vice President
404.942.2044
bmarshburn@kingindustrial.com

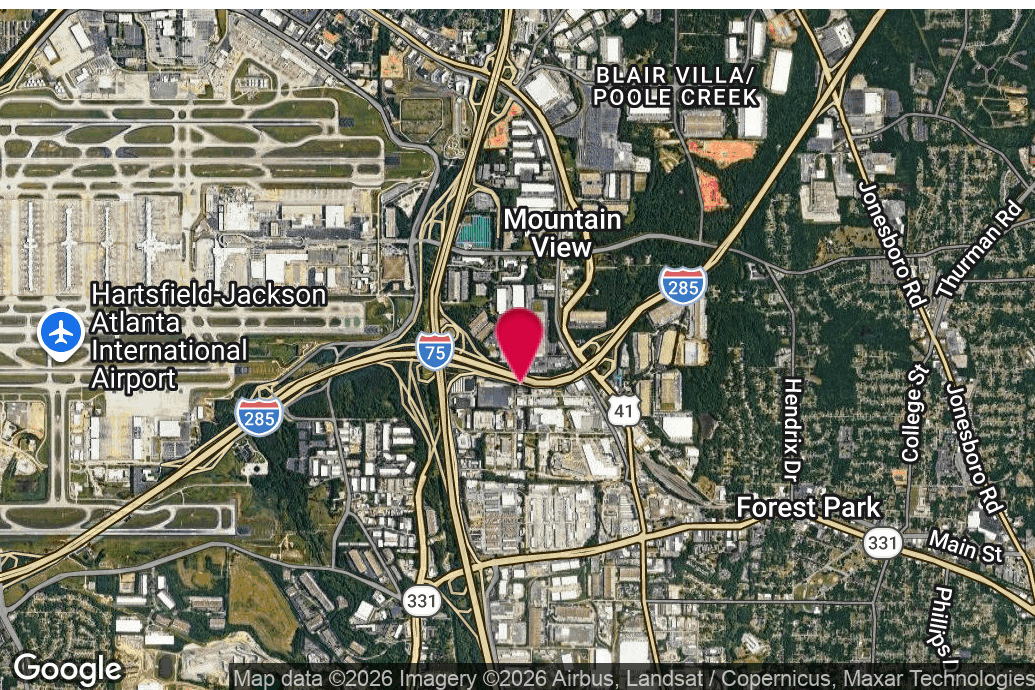
SALLY TENNANT
Senior Vice President
404.942.2021
stennant@kingindustrial.com

King Industrial
Realty, Inc.

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com



FOR SALE
34,914± SF
FREEZER/COOLER
PRICE ADJUSTED!



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
- Fully Sprinklered
- 8 Dock Doors
- 1 Drive-In Ramped Door
- 3 Phase, Heavy Power
- Zoned Heavy Industrial
- 1.90± Acres

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

SALLY TENNANT

Senior Vice President

404.942.2021

stennant@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

king
Industrial
Realty, Inc.

CORFAC
INTERNATIONAL

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

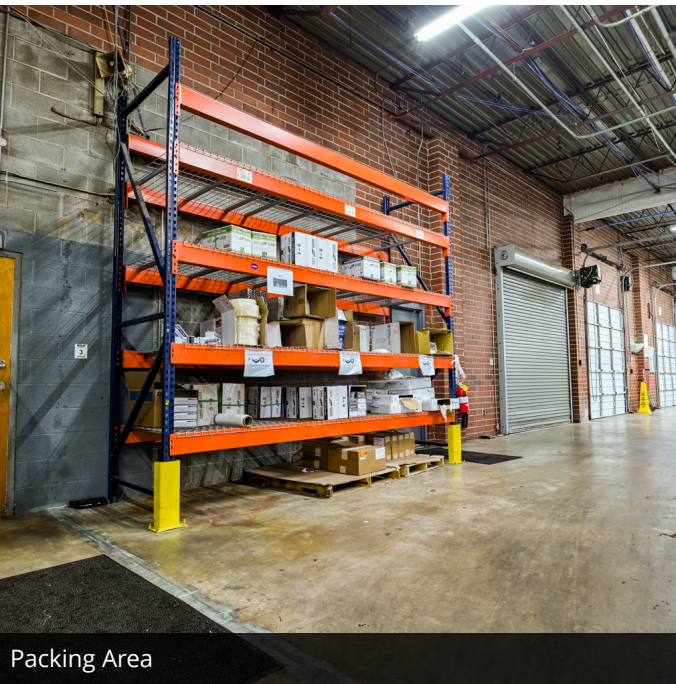
ADDITIONAL PHOTOS



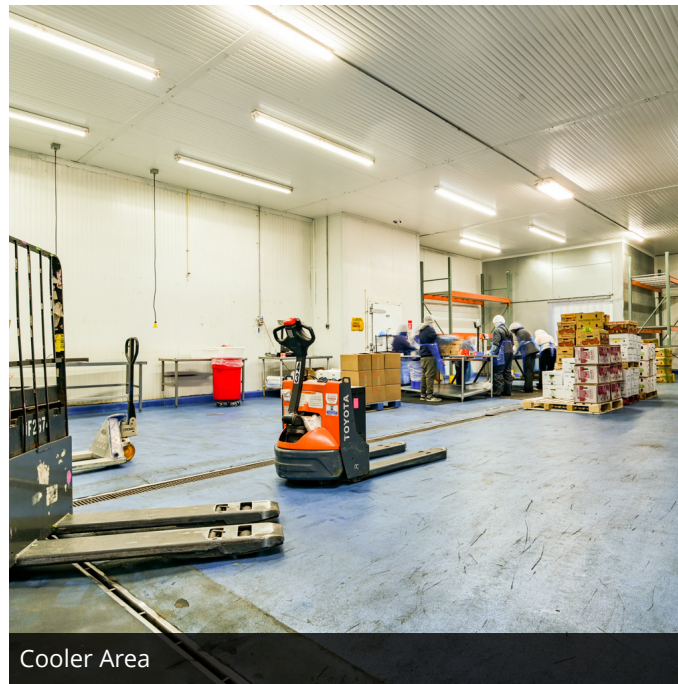
Back of Building



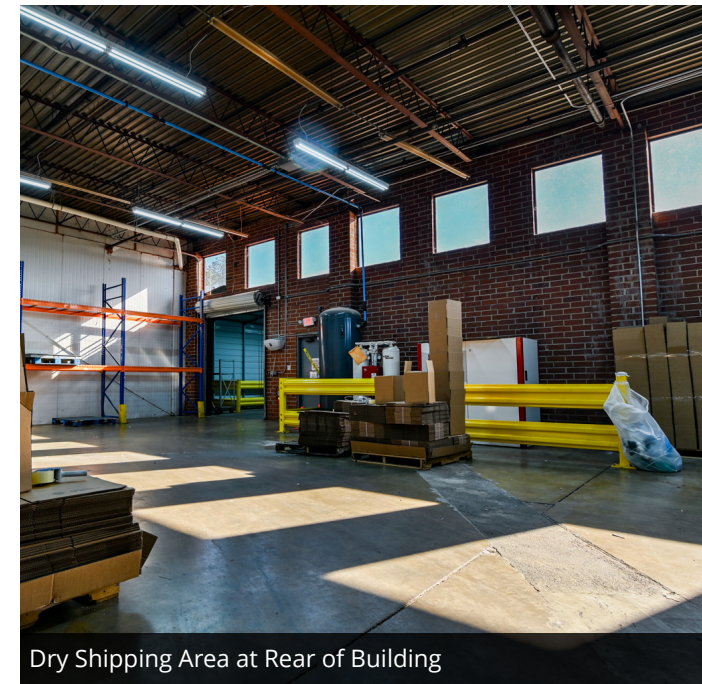
Office Area



Packing Area



Cooler Area



Dry Shipping Area at Rear of Building

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

SALLY TENNANT

Senior Vice President

404.942.2021

stennant@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

King Industrial
Realty, Inc.

CORFAC
INTERNATIONAL

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

AERIAL VIEW



BRYAN MARSHBURN, SIOR, CCIM
Senior Vice President
404.942.2044
bmarshburn@kingindustrial.com

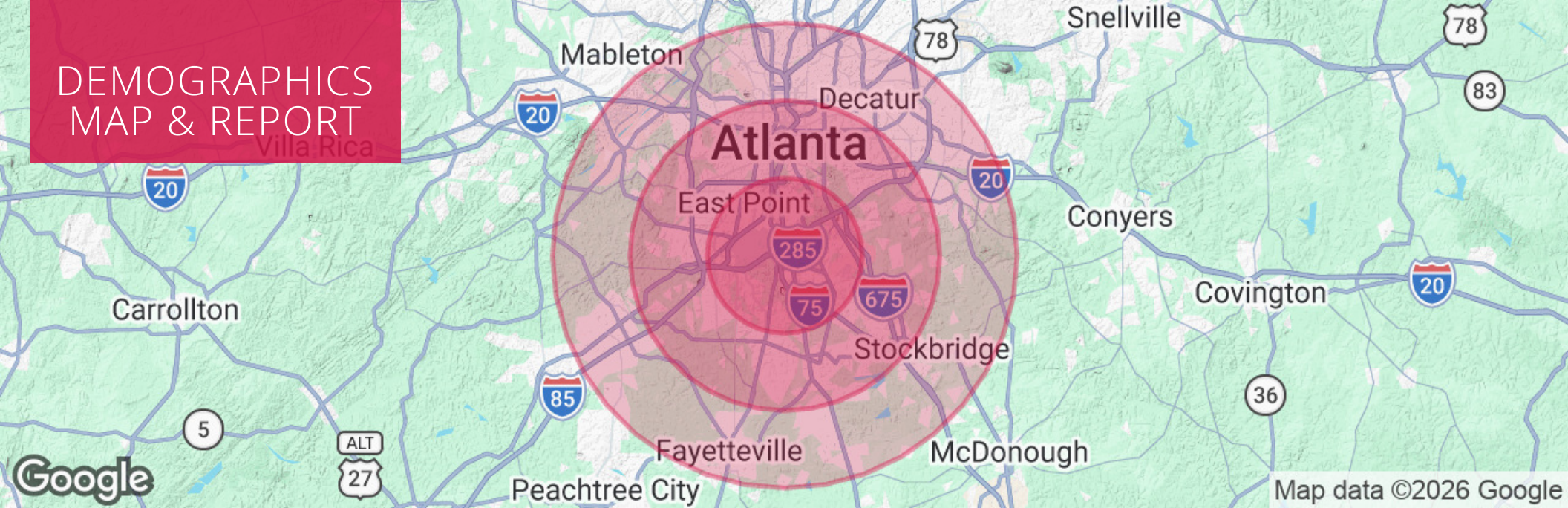
SALLY TENNANT
Senior Vice President
404.942.2021
stennant@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

king Industrial Realty, Inc. **CORFAC** INTERNATIONAL
Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

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

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

SALLY TENNANT

Senior Vice President

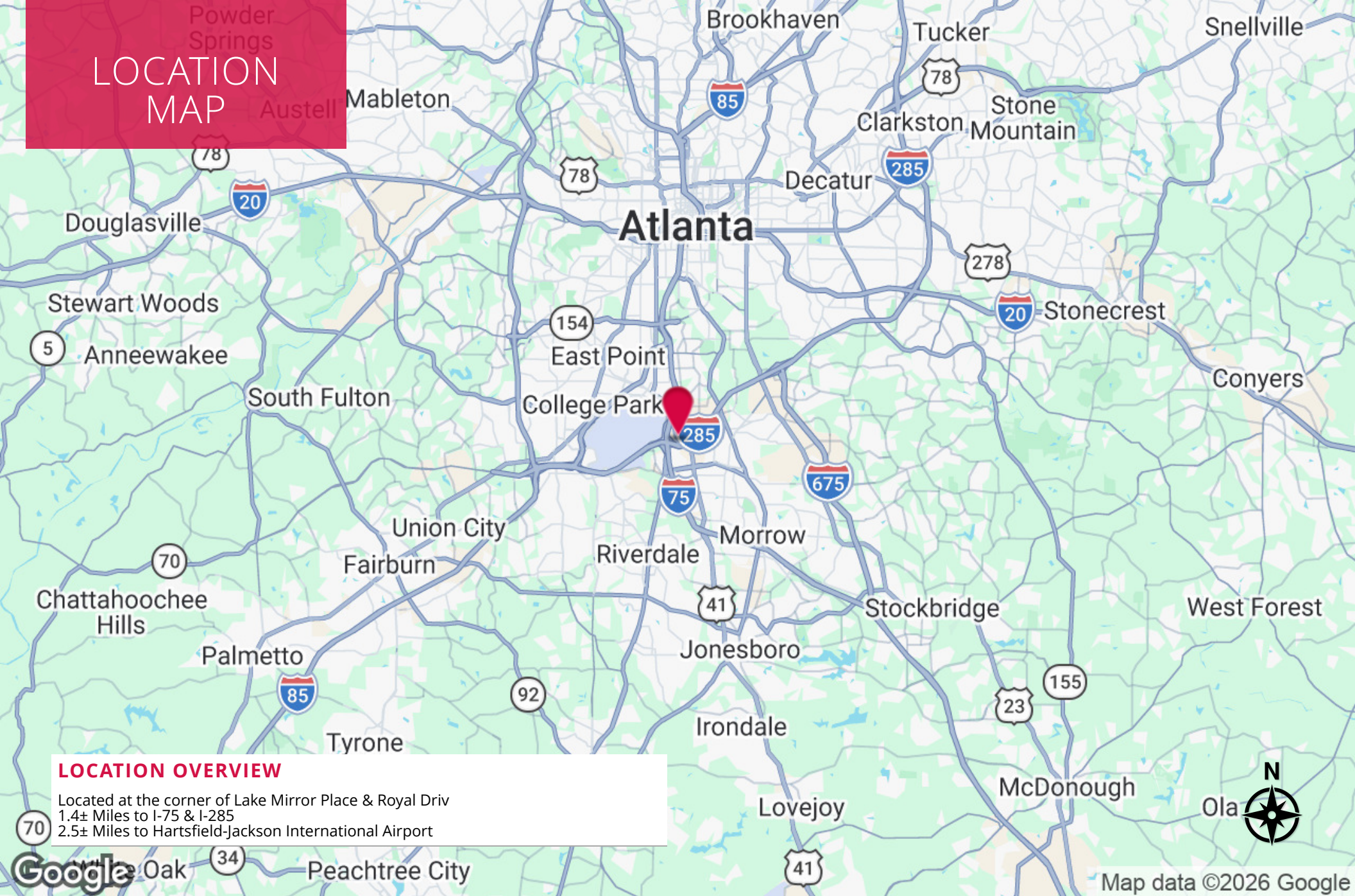
404.942.2021

stennant@kingindustrial.com



Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

LOCATION MAP



LOCATION OVERVIEW

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

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

SALLY TENNANT

Senior Vice President

404.942.2021

stennant@kingindustrial.com

king Industrial
Realty, Inc.

CORFAC
INTERNATIONAL

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

EXCLUSIVELY LISTED BY:

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President
bmarshburn@kingindustrial.com
404.942.2044

SALLY TENNANT

Senior Vice President
stennant@kingindustrial.com
404.942.2021

King Industrial
Realty, Inc.

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com