

LEASE

MOHAWK BUILDING

1292 John Belt Dr Douglasville, GA 30134



PROPERTY DESCRIPTION

Discover the ultimate industrial leasing opportunity at 1292 John Belt Dr in Douglasville, GA. This suite offers 3,100 square feet of versatile space designed to meet the demands of modern industrial operations. With a clear height of 16'4" to 16'10" the space is well-suited for manufacturing, distribution, or storage purposes. This thoughtfully designed environment prioritizes employee well-being and operational efficiency, providing the ideal backdrop for business success. Perfect for businesses seeking a dynamic and accommodating industrial setting to elevate their operations.

PROPERTY HIGHLIGHTS

- 3,100 square feet of versatile space
- Clear height of 16'4" to 16'10"
- Ideal for manufacturing, distribution, or storage
- Well-appointed environment for employee well-being
- Designed to meet modern operational demands

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Number of Units:	8
Available SF:	3,100 SF
Lot Size:	2.17 Acres
Building Size:	27,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,541	11,718	31,387
Total Population	4,259	32,255	87,605
Average HH Income	\$50,031	\$58,263	\$65,658

Tom Fulton
(770) 632-1774



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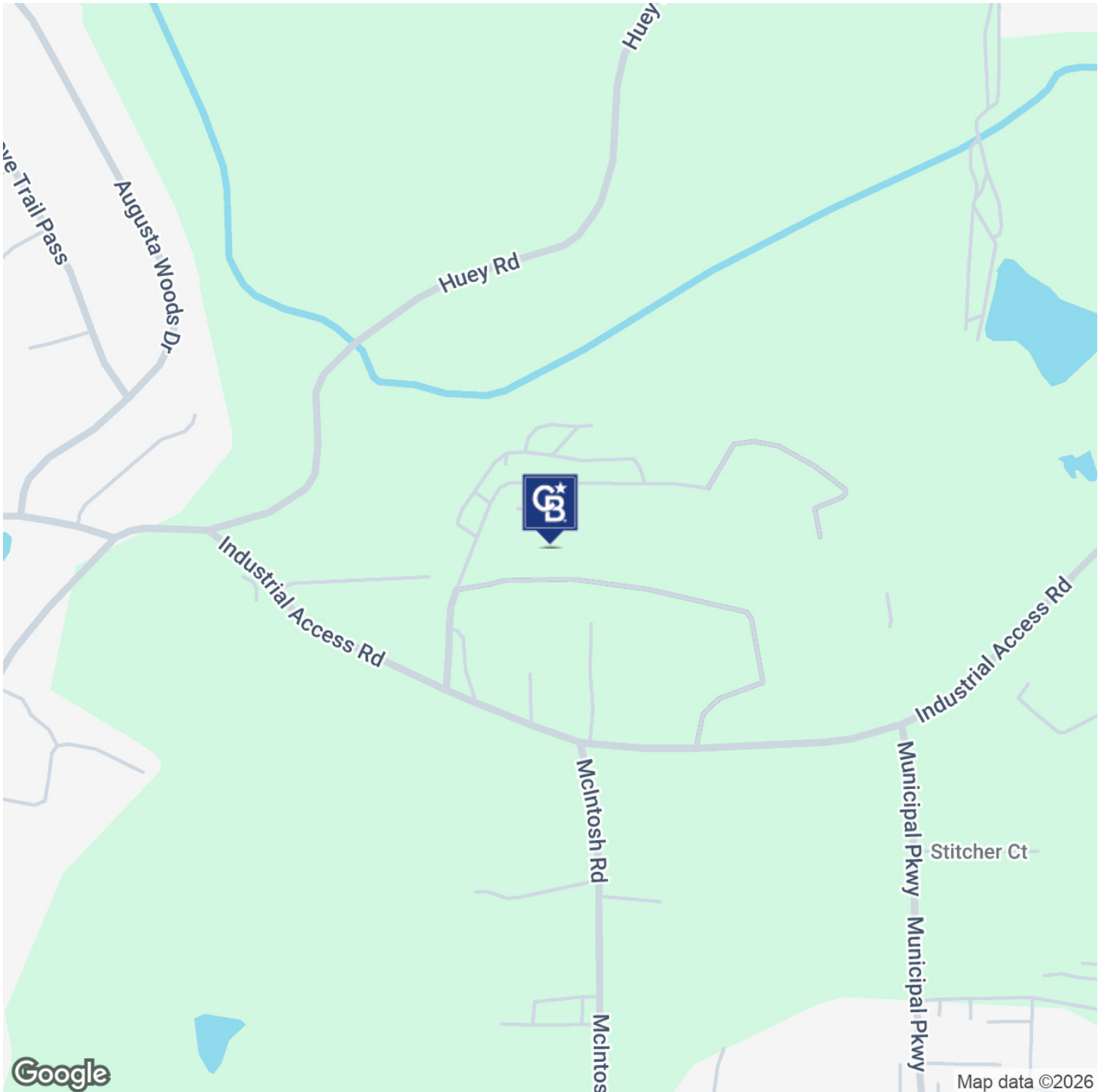


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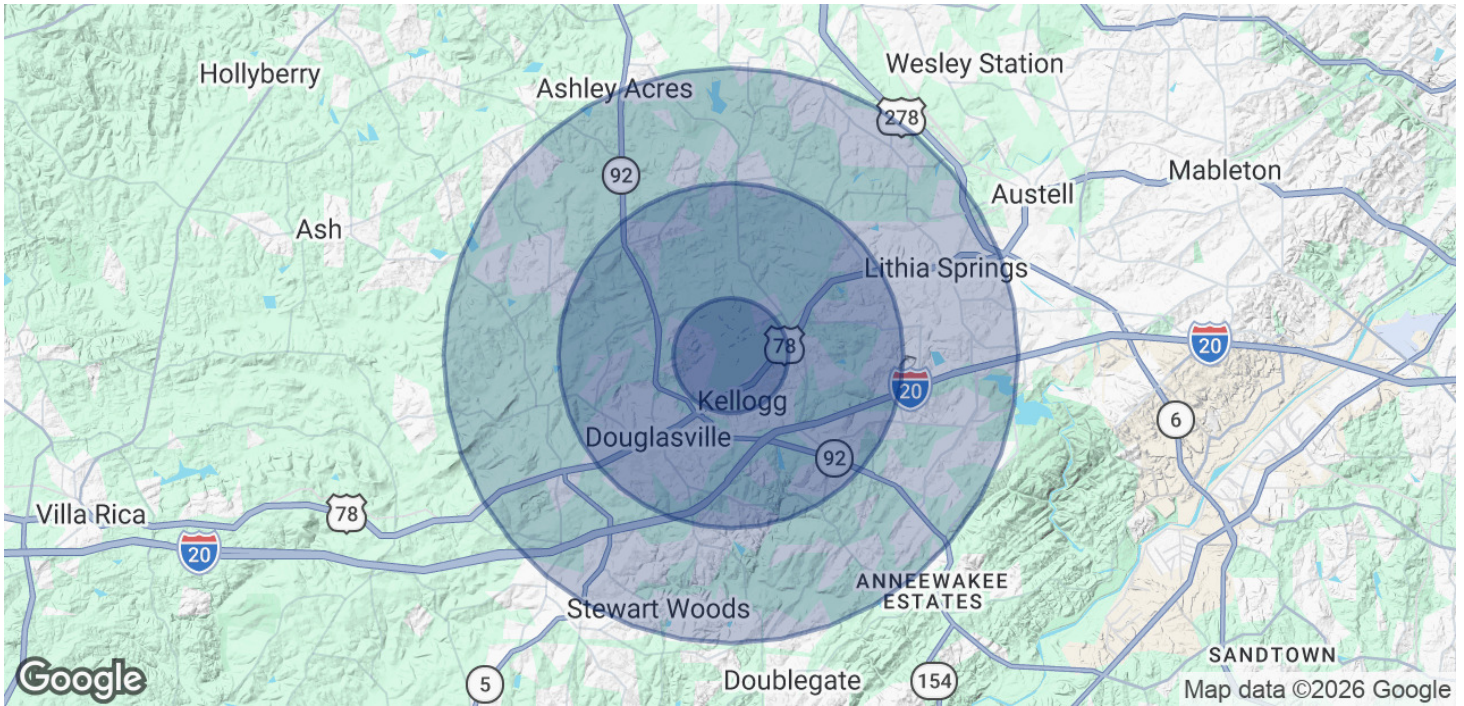


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,259	32,255	87,605
Average Age	30.4	32.7	34.1
Average Age (Male)	28.3	31.1	32.9
Average Age (Female)	32.7	34.3	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,541	11,718	31,387
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$50,031	\$58,263	\$65,658
Average House Value		\$190,436	\$172,635

2020 American Community Survey (ACS)

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