

**±32,800 SF
SINGLE-TENANT
INDUSTRIAL
DISTRIBUTION
WAREHOUSE -
FOR SALE
OR LEASE**



4179 VANSANT ROAD, DOUGLASVILLE, GEORGIA



PROPERTY FEATURES

- ▶ ±32,800 SF with ±2,000 SF of Office
- ▶ 4.8 Acres
- ▶ Built in 1970, Renovated in 2023
- ▶ Seven (7) Dock-High Doors
- ▶ Two (2) Grade-Level Doors
- ▶ 25' Clear Height
- ▶ Light Industrial Zoning
- ▶ Excellent Location with Quick Access to I-20
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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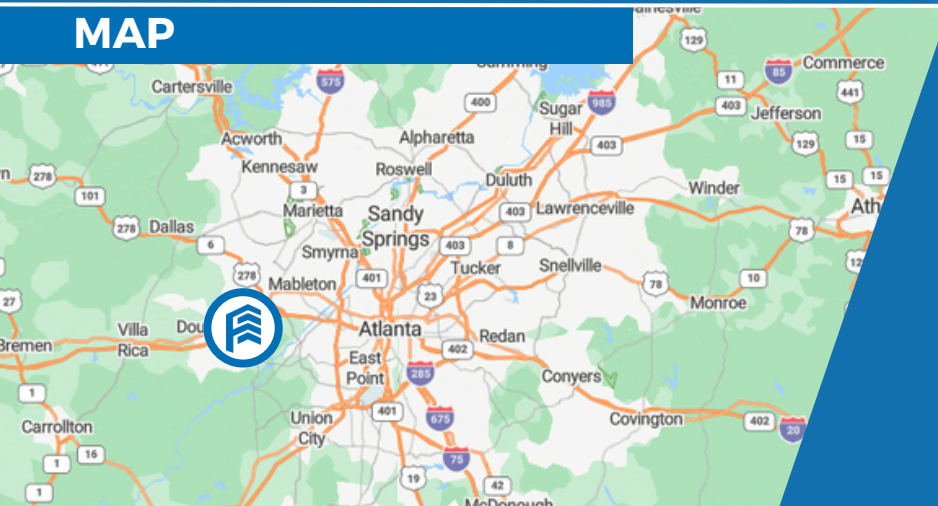
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4179 VANSANT ROAD, DOUGLASVILLE, GEORGIA

This 32,800-square-foot industrial property at 4179 Vansant Road in Douglasville, Georgia, is a highly functional facility set on 4.8 acres of stabilized land. The well-maintained building boasts exceptional loading capabilities, featuring seven dock-high doors and three ground-level doors for optimized access and efficiency. With a 25-foot clear height, it offers ample vertical space to accommodate diverse industrial requirements. Ideally located just 0.3 miles from an I-20 access ramp, this property provides convenient connectivity to major transportation routes, enhancing its appeal for logistics, warehousing, and manufacturing operations.

MAP



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