

Smyrna Flex/Office

5292 Oakdale Rd, SE - Unit 9



FOR SALE \$750,000

Property Overview

Rearden Wyatt is pleased to present 4,344 SF of prime office/flex space in the desirable Highlands district of Smyrna, just .6 of a mile from S Cobb Drive exit 15 on I-285. and close to the Fed Ex regional distribution center. The 1,839 SF warehouse is accessed by a front facing grade door. The main level office space consists of a reception area and restroom. Upstairs there is 2,172 SF of office space including 6 offices, a sizeable conference room, nice kitchen area, 2 storage/IT rooms, and 2 more restrooms.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566.

Property Highlights

- Plenty of parking
- Attractive brick faced building
- Professional office space with hardwood style flooring
- Warehouse floor is artificial turf, concrete slab underneath
- Roll up door is 10' wide and 9' high
- Two stairways to the office areae, one from the entry and one to the rear of the warehouse and rear exit
- Marquis signage
- Well lit parking area, 24 HR surveillance
- Easy access to I-285, I-75, and I-20
- 23 miles to Hartsfield Jackson airport
- 17 miles to downtown Atlanta

Property Details

Price:	\$750,000
Condo SF:	4,344
Price / SF:	\$173
Floors:	2
Office SF:	2,505
Grade Door:	1
Warehouse SF:	1,839
Zoning:	OD

Alan Wyatt

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Property Photos



Property Photos



Aerial Map



Regional Map

