

# BURNT HICKORY BUSINESS PARK



Suites Starting  
at \$3,400/Month

Industrial/Flex Buildings For Lease

**963-999 N BURNT HICKORY RD, DOUGLASVILLE, GA 30134**

**RISE** PROPERTY  
GROUP  
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## Building Summary

- Year Built/Renovated: 1993/2024
- Available SF: 2,555 to 12,697 SF
- Building SF: 88,901 SF
- Zoning: M1 Light Industrial
- Clear Height: 15' to 22'

## Property Highlights

- Cross Dock Access
- 3P Electrical Power Available
- Modern LED Lights
- Newly Renovated Office and Warehouse
- Outside Storage Opportunity
- Sprinklered
- 2.00/1,000 Parking Ratio



## AVAILABLE SUITES:

SUITE	UNIT
Suite 12	5,125 SF   2 Drive In and 2 Dock High   20' Clear Height
Suite 16	2,555 SF   1 Drive In and 1 Dock High   20' Clear Height
Suite 20	2,588 SF   1 Drive In and 1 Dock High   20' Clear Height
Suite 21	2,555 SF   1 Drive In and 1 Dock High   20' Clear Height
Suite A	2,662 SF   1 Drive In   20' Clear Height
Suite Q	5,086 SF   2 Drive In and 2 Dock High   20' Clear Height



# EXTERIOR PHOTOS

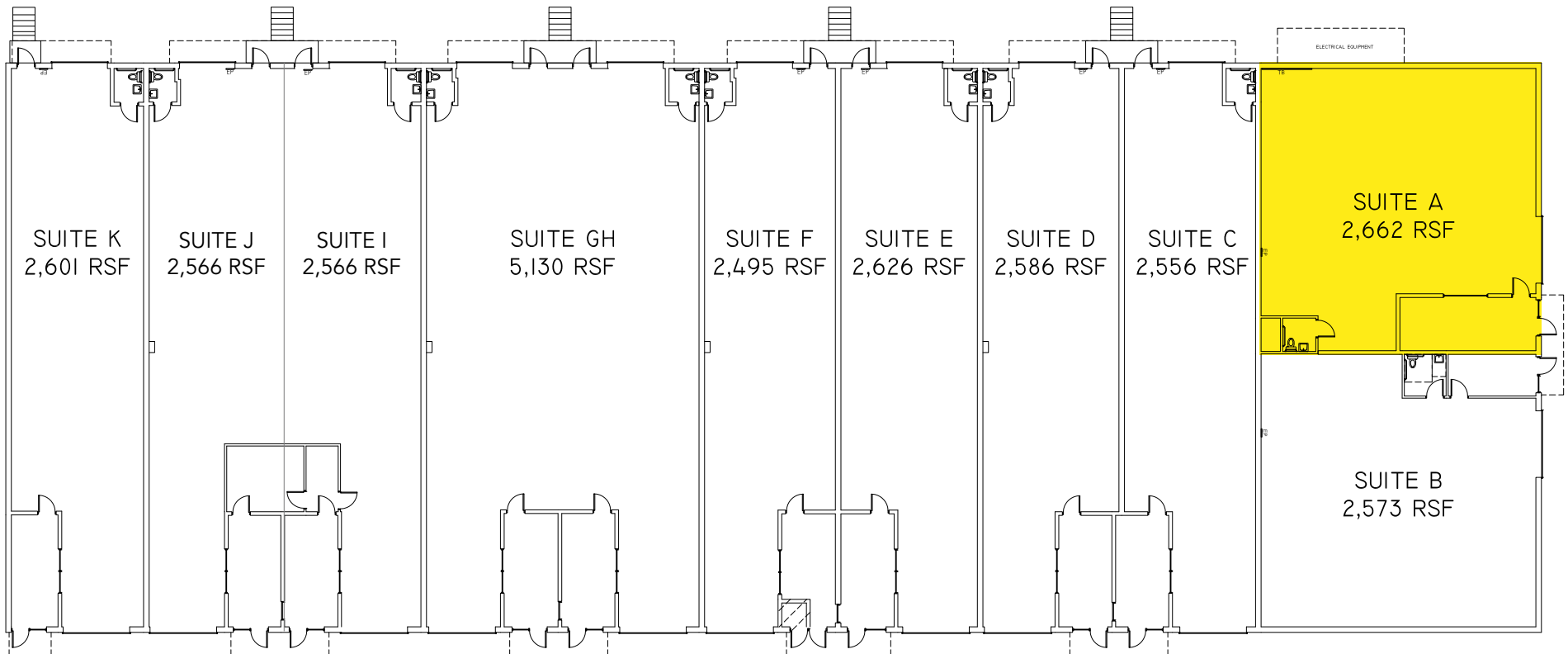


# INTERIOR PHOTOS



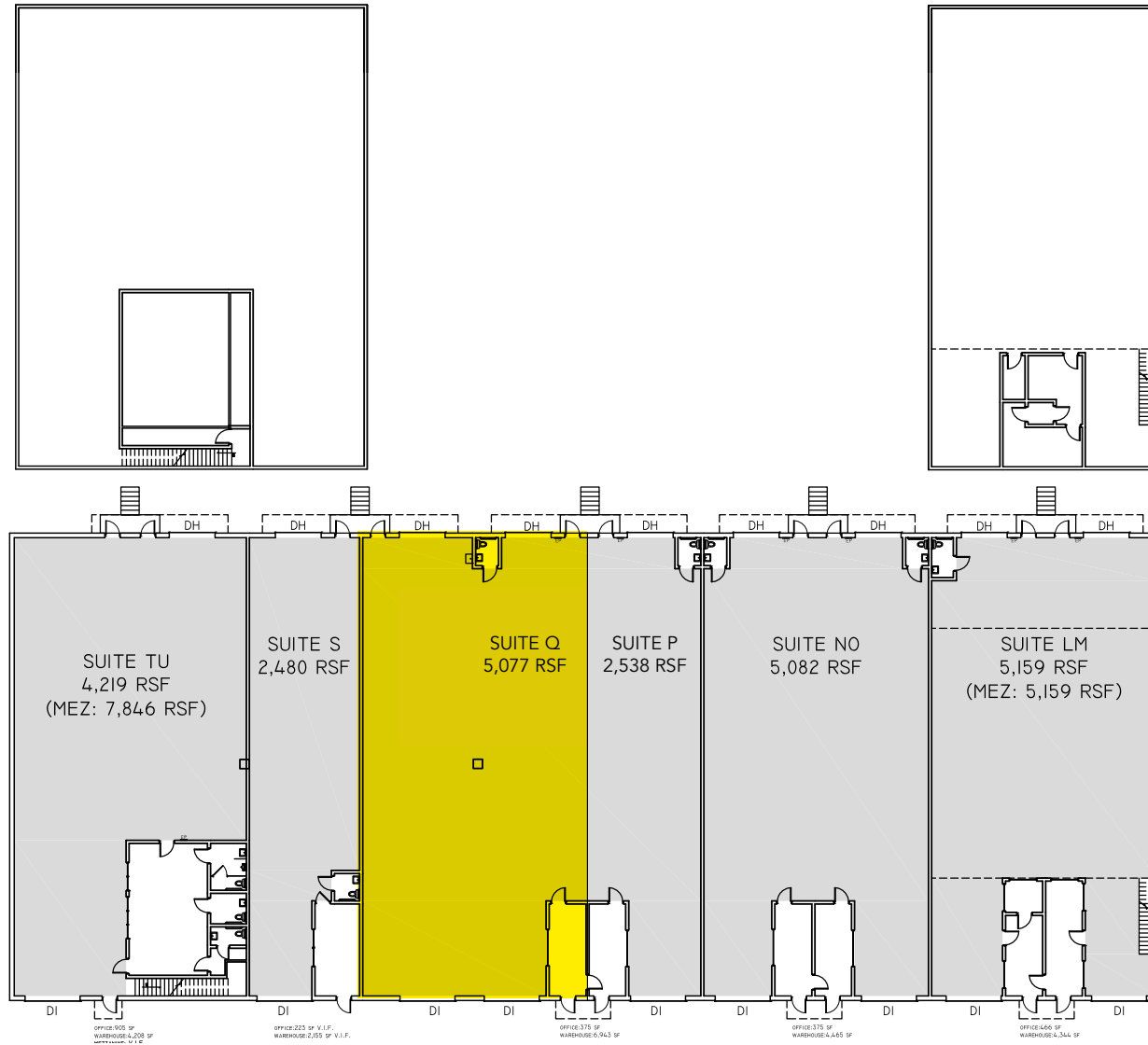
# FLOOR PLANS

## 999 BURNT HICKORY - AVAILABILITY



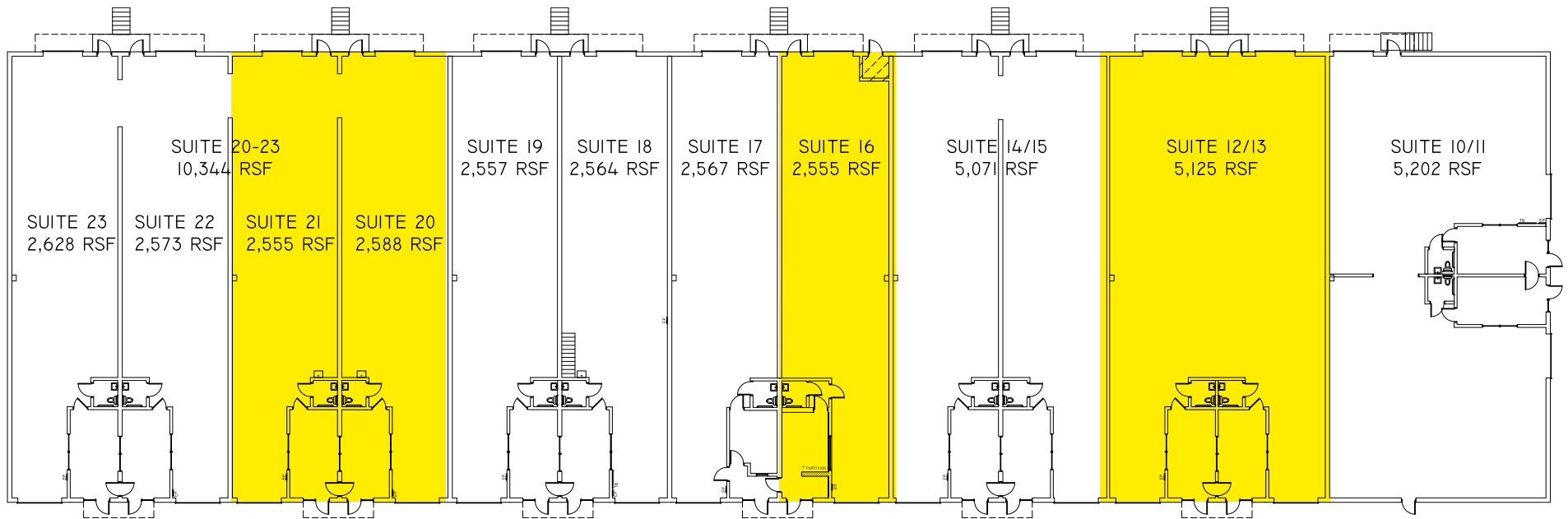
# FLOOR PLANS

## 999 BURNT HICKORY - AVAILABILITY

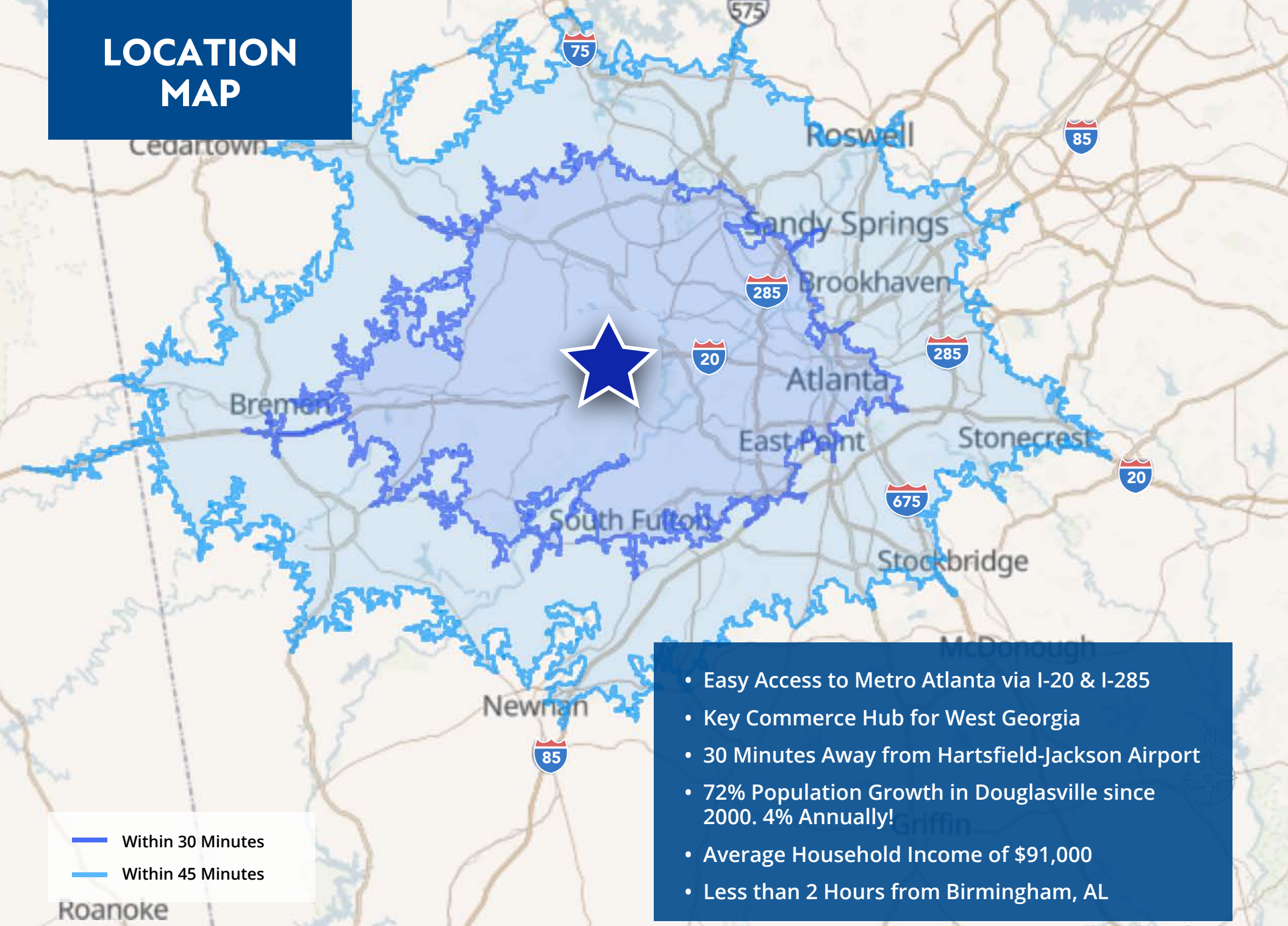


# FLOOR PLANS

## 999 BURNT HICKORY - AVAILABILITY



# LOCATION MAP



- Within 30 Minutes
- Within 45 Minutes

- Easy Access to Metro Atlanta via I-20 & I-285
- Key Commerce Hub for West Georgia
- 30 Minutes Away from Hartsfield-Jackson Airport
- 72% Population Growth in Douglasville since 2000. 4% Annually!
- Average Household Income of \$91,000
- Less than 2 Hours from Birmingham, AL

EXCLUSIVELY LISTED BY:



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