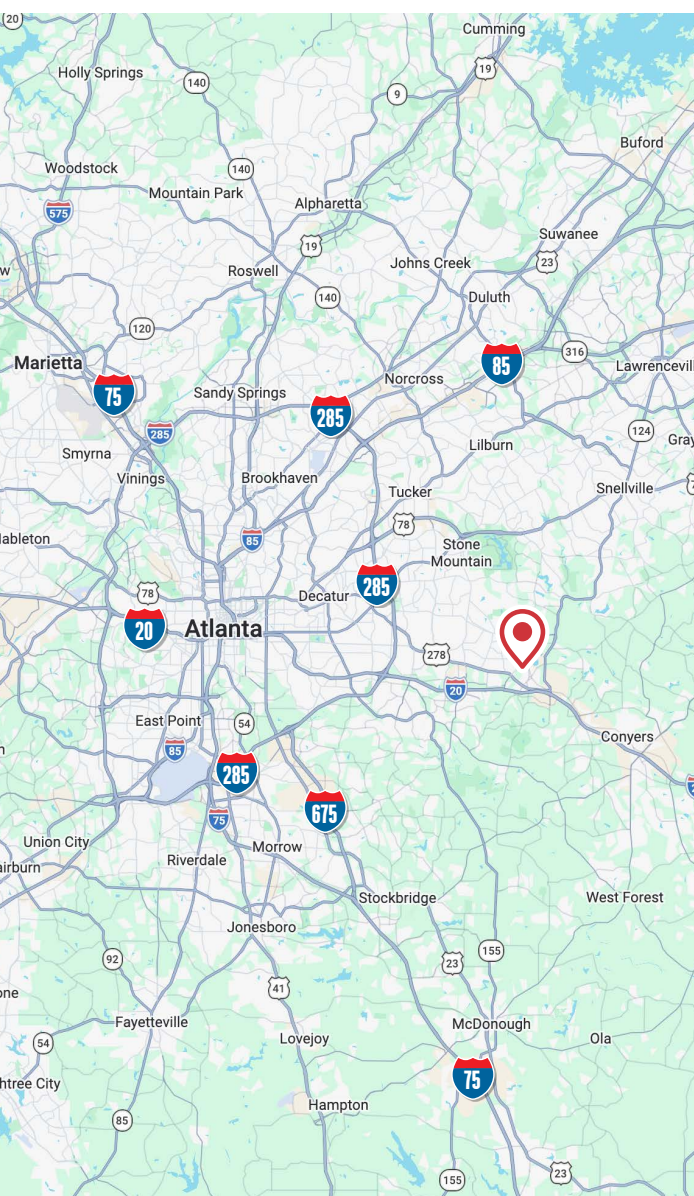




NAI BrannenGoddard

6709 TRIBBLE STREET

Lithonia, Georgia 30058

FOR SALE OR LEASE
SINGLE TENANT INDUSTRIAL
WITH OUTSIDE STORAGE

12,762 SF

PROPERTY HIGHLIGHTS

- 12,762 SF Freestanding Warehouse
- ±1,262 SF Office (includes upstairs office)
- ±2.2 Acres (±1.1 acres fenced outside storage)
- 35 Office Parking Spots
- 20' Clear Height
- 2 Dock Doors / 1 Oversized Drive-In Door, Ramped
- New Roof with Skylight Domes (2023)
- Fully Sprinklered
- Secured Gated Access to Property
- Secured Gated Access to Loading and Rear Yard
- Security Camera System Installed
- 3 Restrooms
- Breakroom
- Infill Location with Strong Access to I-20, I-285, and Atlanta core

CAPITAL IMPROVEMENTS COMPLETED

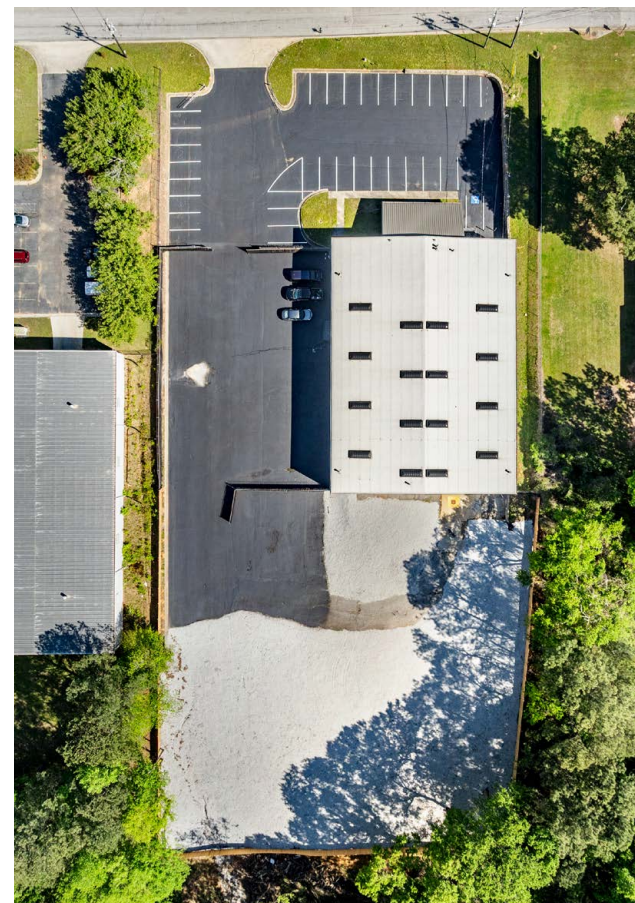
- Upgraded parking lot and expanded outdoor storage capability
- Fresh paint, updated layout, and improved office usability
- New exterior paint and facade improvements

Andrew Webb

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KING Building, 6 Concourse Parkway, Suite 1900, Atlanta, GA 30328, 404 812 4000, NAIBG.COM
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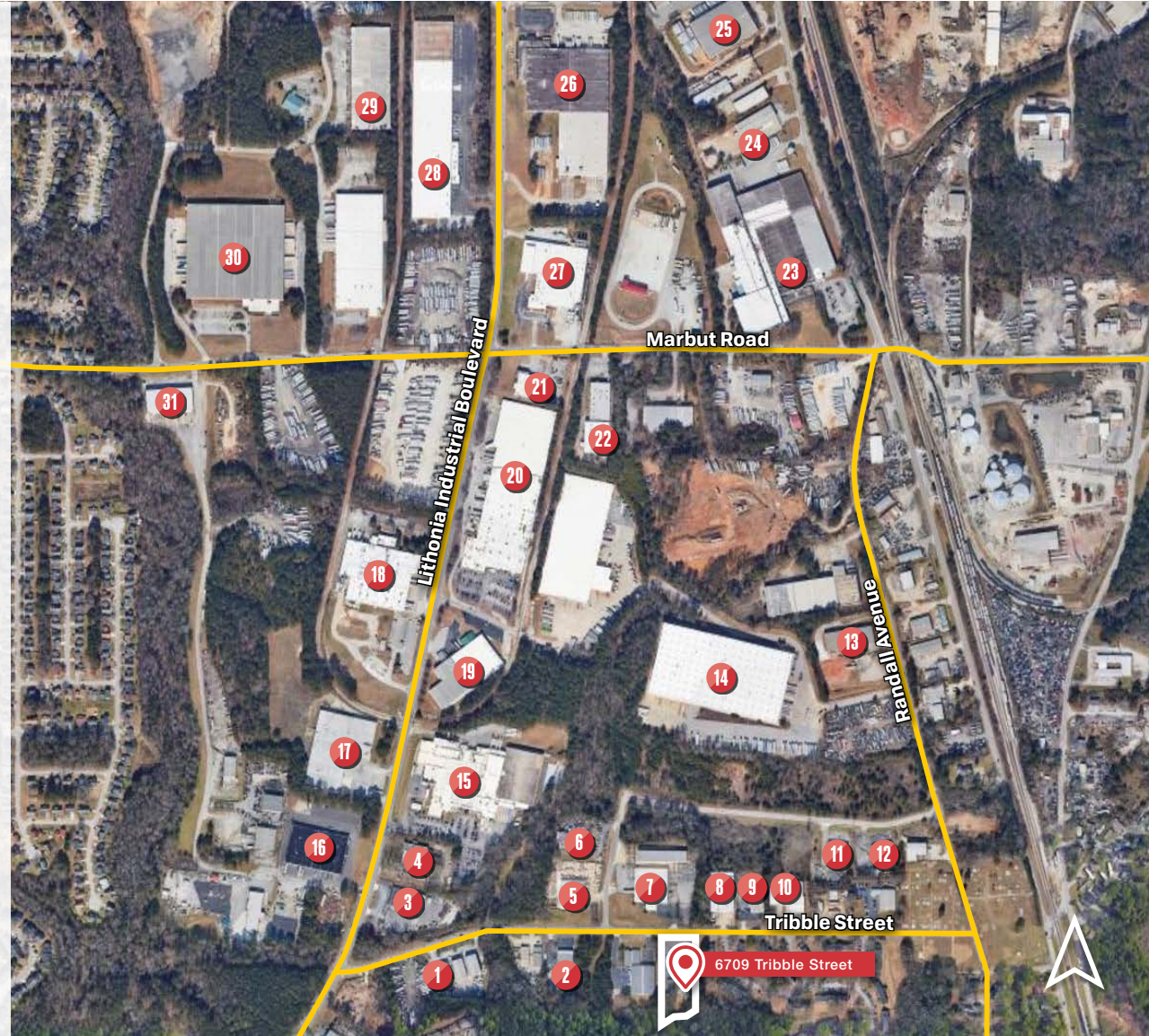




6709 TRIBBLE ST.

TENANTS IN THE AREA

- | | |
|---------------------------------|-------------------------|
| 1 A-Action Vending | 17 Griffith Foods |
| 2 MMI Rental | 18 Griffith Foods |
| 3 Future Infrastructure | 19 Bway Corporation |
| 4 Faithful General Construction | 20 Dart Container |
| 5 Larkin Refractory Solutions | 21 Glass Systems |
| 6 Magic Hands Auto Care | 22 Unfinished Wood Co. |
| 7 TwoRivers ITAD Solutions | 23 International Paper |
| 8 J. Garcia Furniture | 24 Sansom Equipment Co. |
| 9 E-SCRAPX | 25 Frozen Food Express |
| 10 Barcode Printer Resource | 26 Greif Lithonia |
| 11 Auto Genius Motorworks | 27 Willamette Valley |
| 12 Diverse Surfaces | 28 AMP Robotics |
| 13 Fulton Metals | 29 Able Healthcare |
| 14 Dart Container | 30 Gates Corporation |
| 15 Harvest Valley | 31 Durden Fabrication |
| 16 MTL Recycling | |



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