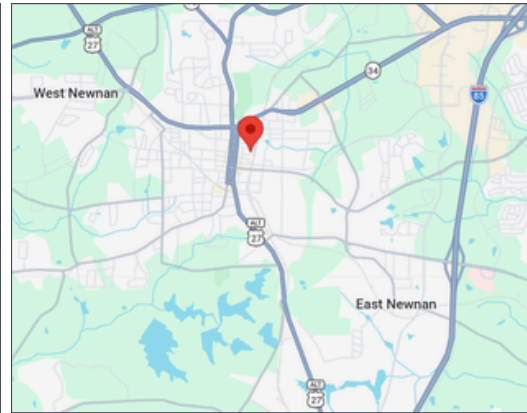


STANDALONE INDUSTRIAL BUILDING | HEAVY POWER + OUTDOOR STORAGE



FOR SALE

20 Andrew Street | Newnan, GA 30263

- ±3,500 SF standalone industrial building
 - ±500 SF office area with private offices, conference room, breakroom, and restroom
 - ±3,000 SF warehouse with dock-high and drive-in access
- Heavy power with dual 220V / 600A electrical service
- Warehouse restroom with shower for operational flexibility
- Fenced outdoor storage/trailer parking area
- Renovated in 2025 | Originally constructed in 1950
- Approximately 14 parking spaces on-site

Location Highlights

- Located near downtown Newnan
- Convenient access to I-85
- Strong owner-user opportunity in supply-constrained small-bay market: Ideal for contractor, automotive, fabrication, or service-oriented users

Brett Shaw
Senior Brokerage Partner
brett@dtspade.com
O: 404.939.9500
D: 757.773.3446