



300 ROGERS STREET

BARNESVILLE,
GA 30204

INVESTMENT SALE
66,500± SF Warehouse Building

TOMMY BARROW

Advisor

210.394.9943

tbarrow@kingindustrial.com

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

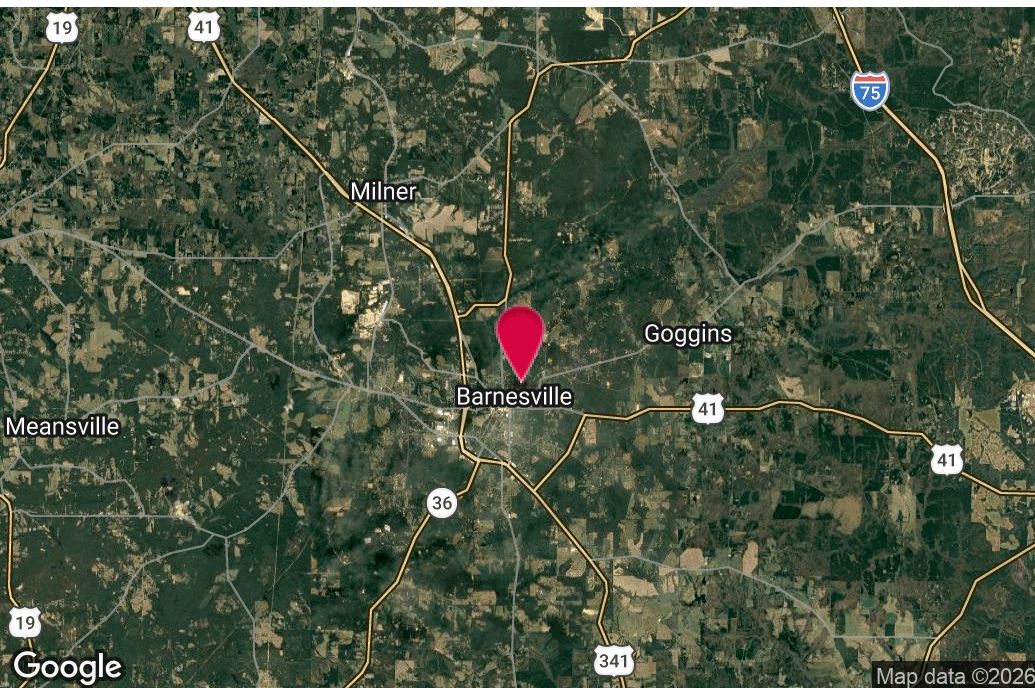
404.942.2044

bmarshburn@kingindustrial.com

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Realty, Inc.

Industrial • Commercial • Investment
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INVESTMENT SALE
65,500± SF



PROPERTY HIGHLIGHTS

- 100% Leased
- 66,500± SF Warehouse
- 1,000± SF Office Space
- 5 Dock Doors
- 2 Drive-In Doors
- 20' Clear Height
- Heavy Power
- New Sprinklers & New Roof
- Outside Storage
- 2.44± Acres
- Zoned Industrial

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INVESTMENT OPPORTUNITY



NNN LEASED



SINGLE TENANT



7% CAP RATE



3% ANNUAL ESCALATIONS



CREDIT TENANT WITH GUARANTEE IN PLACE



7 YEAR LEASE

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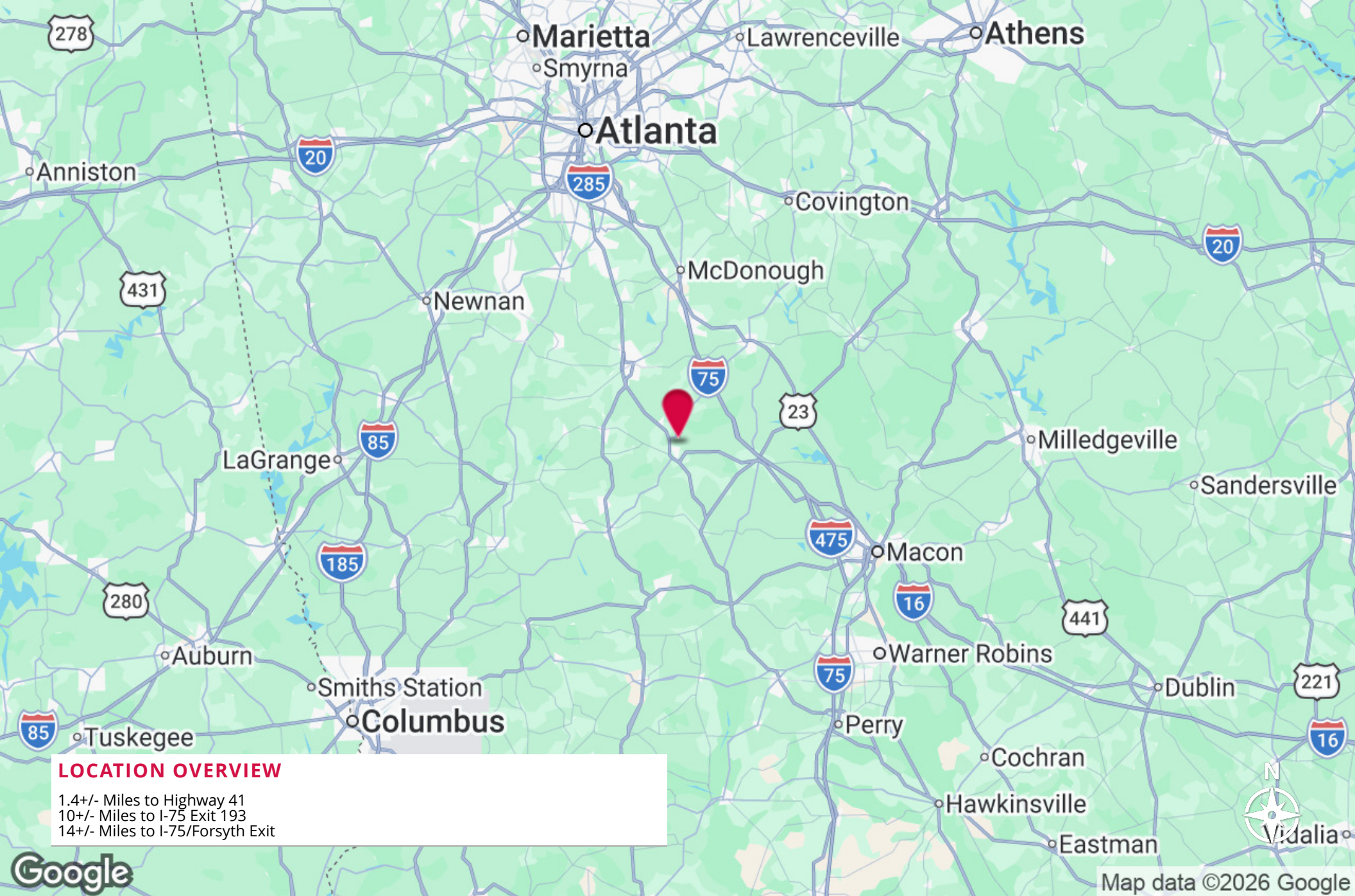
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LOCATION OVERVIEW

1.4+/- Miles to Highway 41
10+/- Miles to I-75 Exit 193
14+/- Miles to I-75/Forsyth Exit



Map data ©2026 Google

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EXCLUSIVELY LISTED BY:

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