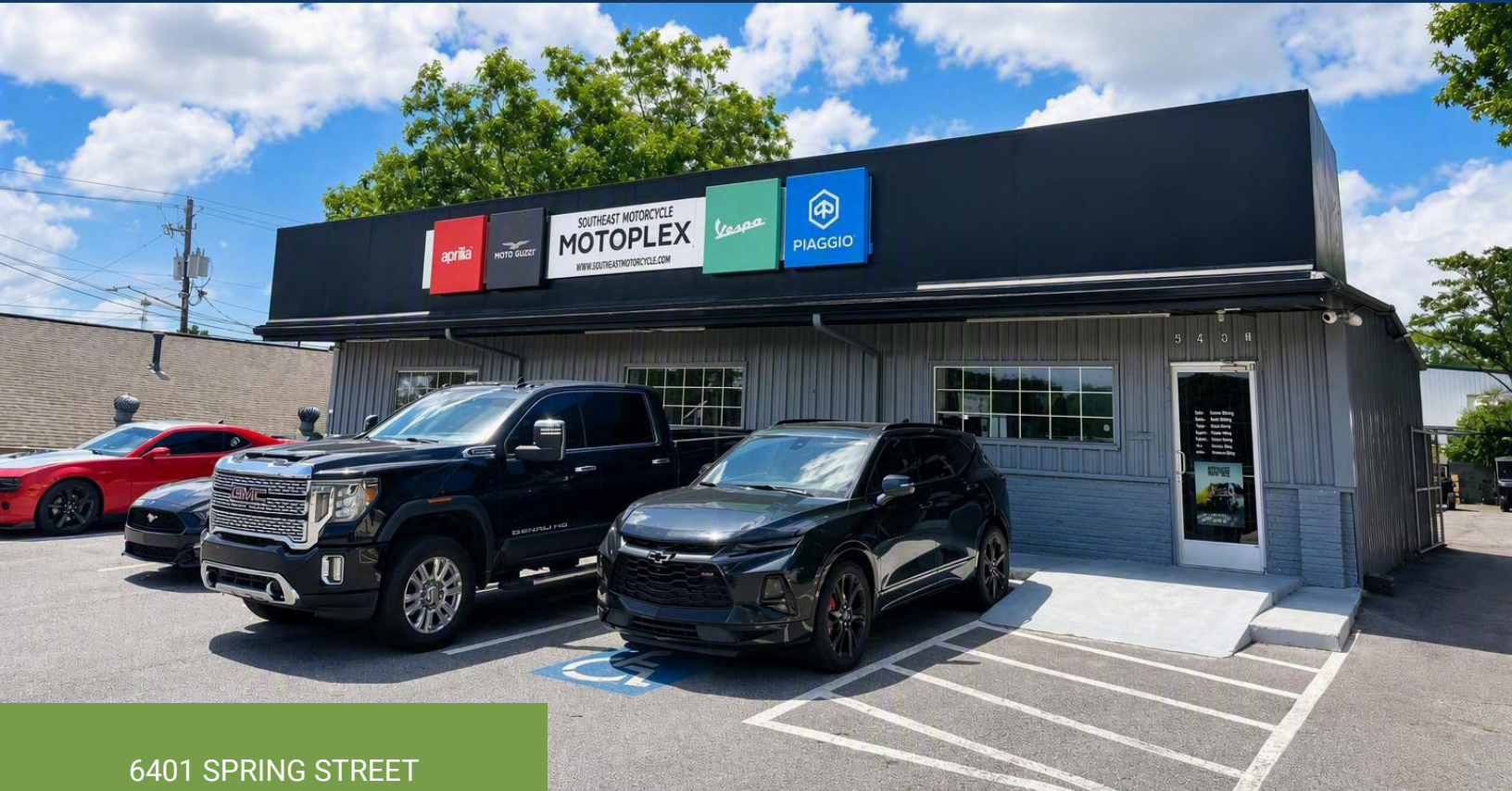


For Sale or Lease 6,300± sf Freestanding Building



6401 SPRING STREET
DOUGLASVILLE, GA 30134

Property Highlights

- 6,300± SF industrial/flex building situated on 0.38± acres
- Recently renovated with new roof, office buildout, restrooms, LED lighting, paint, and other capital improvements
- 100% climate-controlled warehouse and office space
- 3-phase power service
- Diamond-polished concrete floors throughout
- Four (4) grade-level loading doors
- Fenced rear storage/backlot area
- Pylon signage opportunity with visibility to 13,000± vehicles per day
- Excellent access to I-20 and Highway 278
- Lease Rate: \$11.50/SF NNN (Estimated OPEX: \$1.30/SF)
- Sale Price: \$875,000 (\$138.88/SF)



Peyton McWhirter, SIOR
678.385.2705
pmm@mcwrealty.com

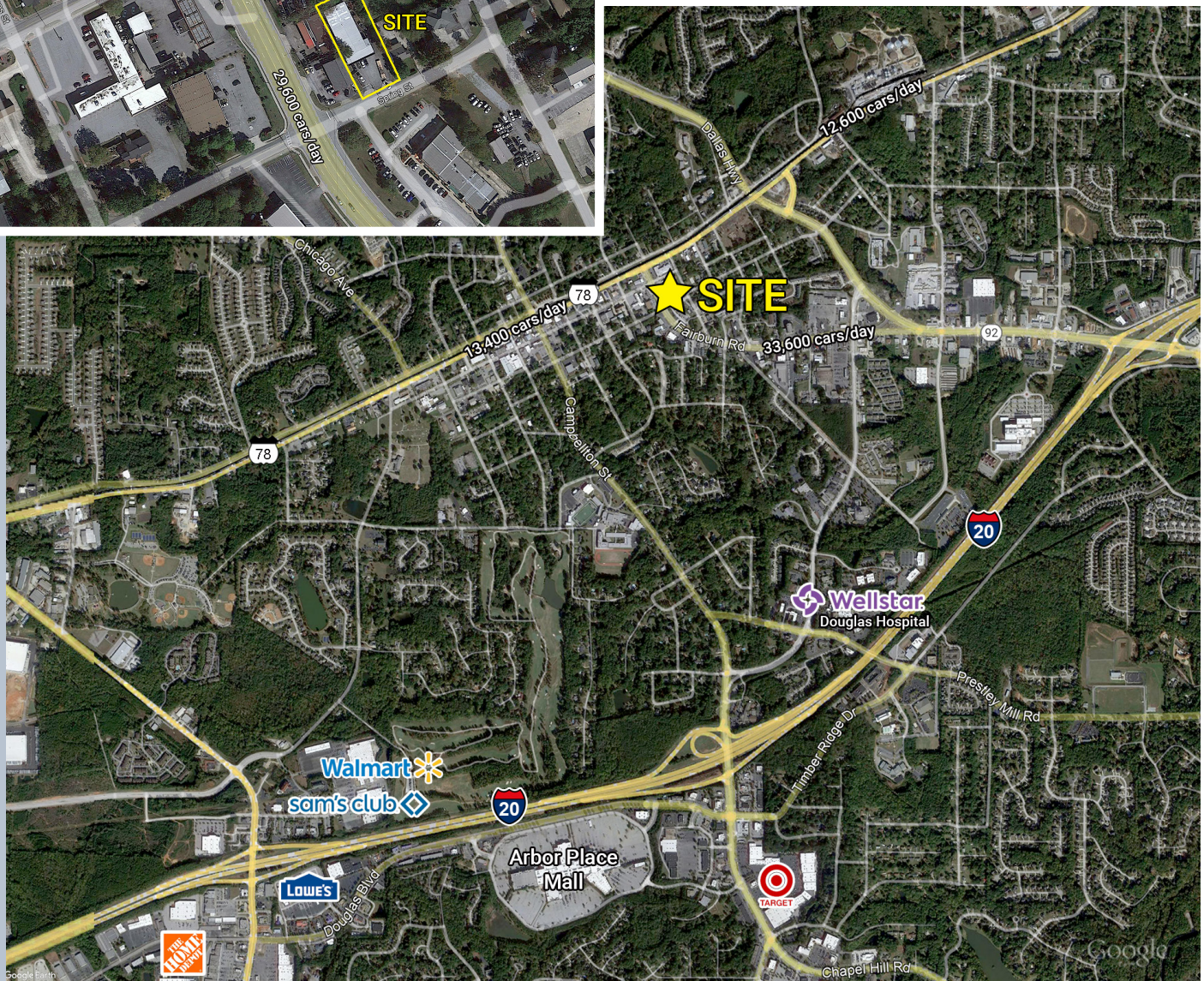
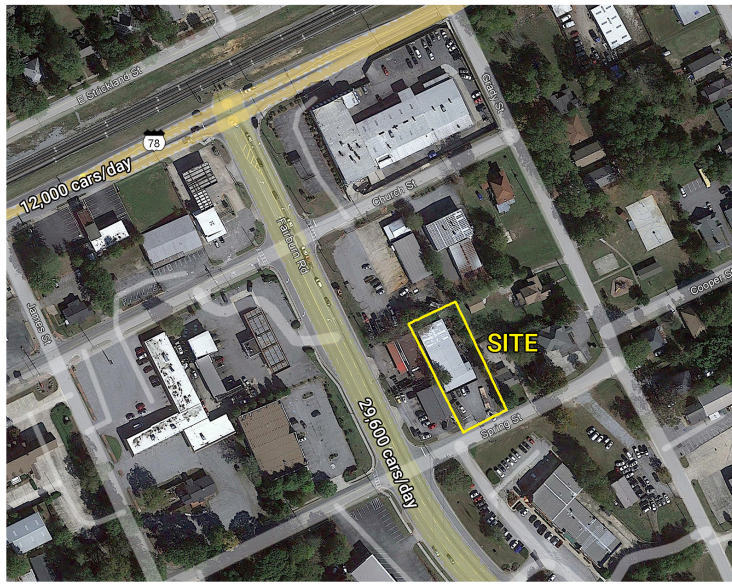
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