

# LEASE

9529 S MAIN - SUITE 300

Jonesboro, GA 30236



## OFFERING SUMMARY

Lease Rate:	\$10.80 SF/yr (MG)
Building Size:	30,000 SF
Available SF:	3,000 SF
Number of Units Available:	1
Year Built:	1986
Zoning:	HI
Market:	Atlanta
Submarket:	South Atlanta/Airport

## PROPERTY OVERVIEW

This property offers ample parking, high visibility, and convenient access to major transportation routes. Ideal for small businesses.

## PROPERTY HIGHLIGHTS

- Modified Gross Lease (MG) at \$10.80/SF (\$2700/month)
- \$100/month for water & CAM expense
- minimum 1 year lease term - 3% annual escalation

## OTHER RESOURCES

**Jim Fulton**  
(770) 574-4167

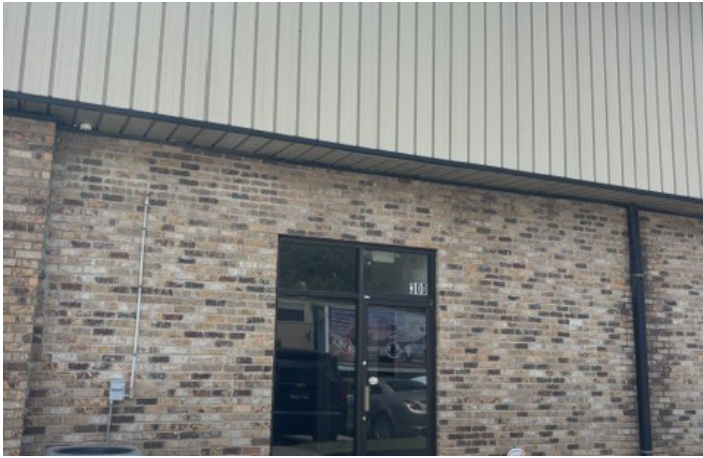


**COLDWELL BANKER  
COMMERCIAL**  
BULLARD

# LEASE

9529 S MAIN - SUITE 300

Jonesboro, GA 30236



## PROPERTY DESCRIPTION

This property offers ample parking, high visibility, and convenient access to major transportation routes. Ideal for small businesses.

## LOCATION DESCRIPTION

Located in Jonesboro, GA, the area offers easy access to Atlanta's industrial and manufacturing scene. Close to major transportation hubs, including Hartsfield-Jackson Atlanta International Airport, it's perfect for small businesses.



---

**Jim Fulton**  
(770) 574-4167



**COLDWELL BANKER**  
**COMMERCIAL**  
BULLARD

# FLOOR PLAN - 9529 S. MAIN, SUITE 300

## LEGEND

- Door / Opening
- Dimension (Approx.)
- Warehouse / Open
- Finished Room

## NOTES

1. All dimensions are approximate.
2. Drawing is not to scale.
3. Total area: ~3,000 SF.
4. Roll-up door includes ramp access.
5. Front entrance via single door.
6. Pedestrian door at rear right.

