

# FOR SALE

# 13,950 Square Feet

7180, 7184 and 7188 Southlake Parkway, Morrow, GA 30260



For more information  
please contact:

John A. (Buddy) Hill  
Grubb & Ellis Company  
Senior Vice President  
770.552.2498

Rick Tumlin, CCIM, SIOR  
Bryant Commercial Real Estate Partners  
Senior Partner  
404.442.2816

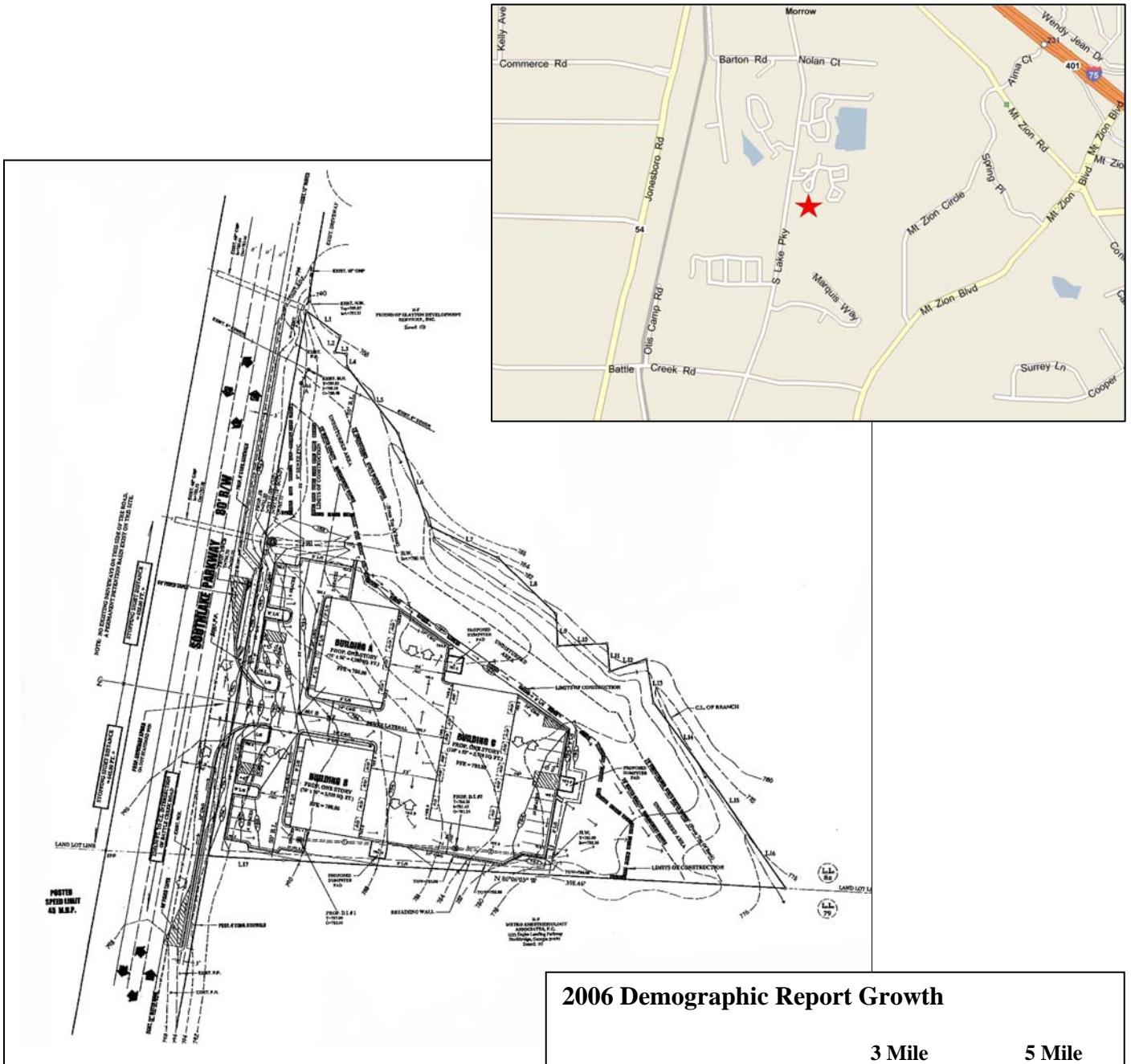
- **3 Buildings Totaling 13,950 Square Feet**
- **Available for Purchase**
- **Asking \$1 Million Investment Purchase**

### Features:

- Built in 2002
- 100% Leased
- Flex/Office Warehouse
- ± 2.249 Acres
- Separately Metered except water
- Great Highway Access
- Steel Building with Brick Store Front
- Fully Landscaped
- Drive-In Capability
- Investment Sales Package Available Upon Request

# Southlake Parkway Buildings

7180, 7184 and 7188 Southlake Parkway • Morrow, GA 30260



<b>2006 Demographic Report Growth</b>		
	<b>3 Mile</b>	<b>5 Mile</b>
Population (Est.)	71,555	182,170
Growth (2006-2011)	7.97%	11.51%
Average Household Income	\$53,240	\$55,510

Grubb & Ellis Company 3333 Peachtree Road NE, Third Floor Atlanta, GA 30326 770.552.2400 main 770.552.2401 fax www.grubb-ellis.com

The information contained herein was obtained from sources believed reliable; however, Grubb & Ellis Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



**LOCAL KNOWLEDGE. GLOBAL STRENGTH.**