

INDUSTRIAL PROPERTY FOR LEASE

8,000+/- SF New Construction Space Available



225 Fluid Drive, McDonough, GA 30253

OFFERING SUMMARY

Available SF: 8,000 SF
Lot Size: 2.54 Acres
Building Size: 16,000 SF
Zoning: M1

PROPERTY HIGHLIGHTS

- 1,500+/- SF, 2-Story Office Space
- (2) 12' Drive-In Doors
- 1 Dock High Door
- 16'-19' Clear Height
- Sprinklered
- Fenced Outside Storage
- Easy Access to I-75 at Eagles Landing Parkway - Exit 224



For More Information Contact:

BRYAN MARSHBURN

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404.942.2044

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SALLY TENNANT

Senior Vice President
404.942.2021

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King Industrial
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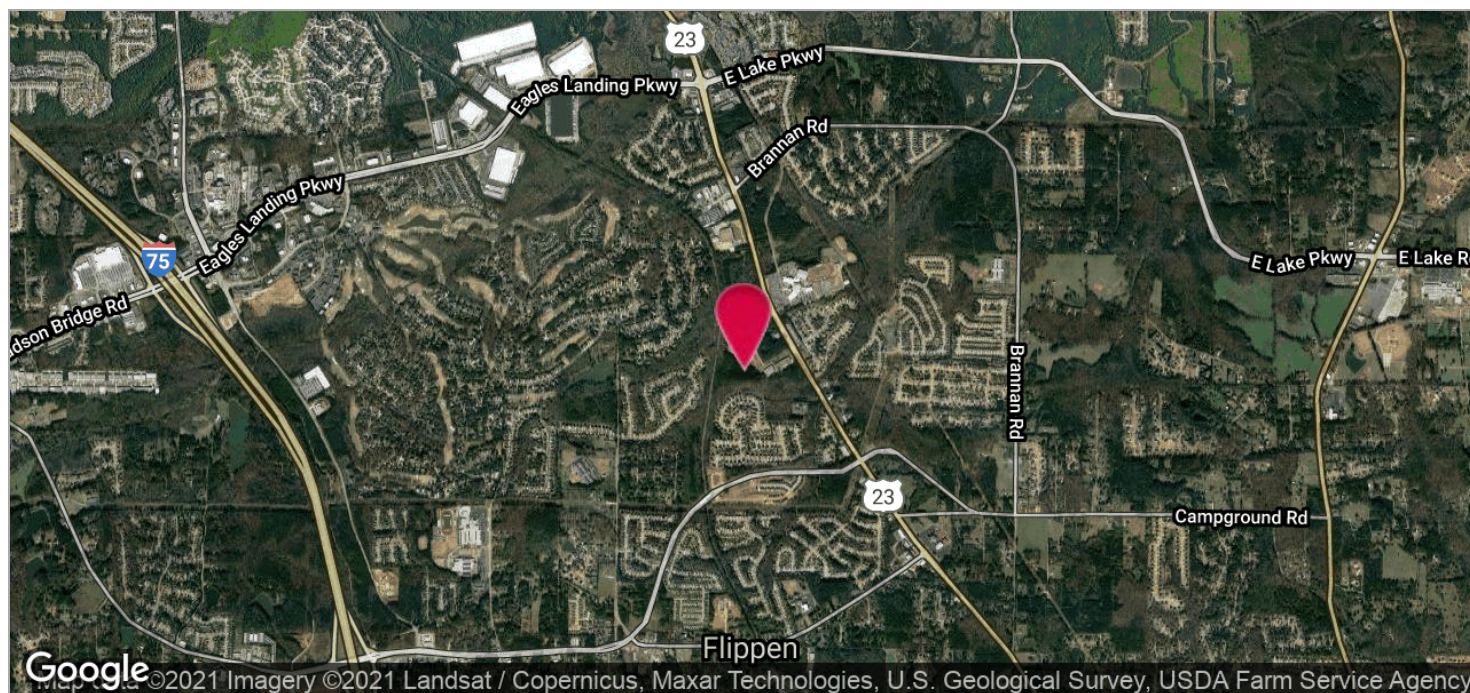
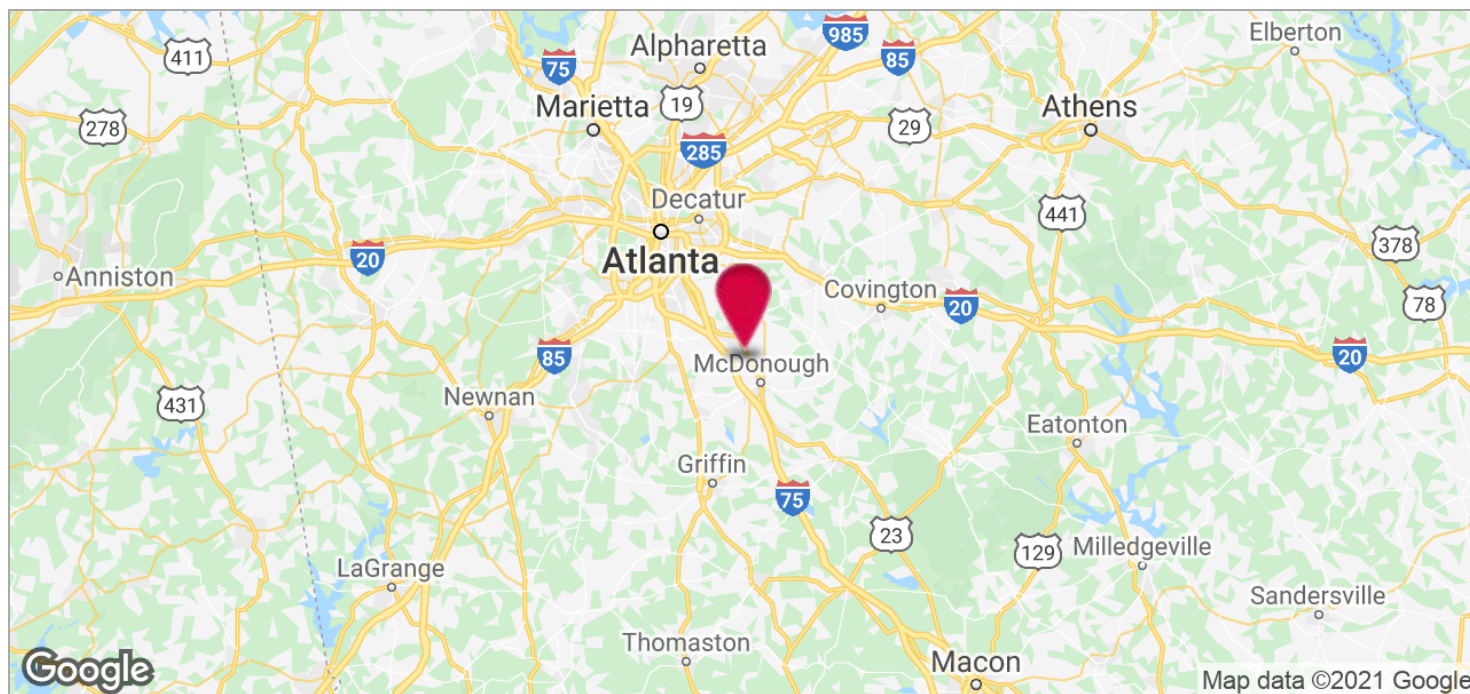
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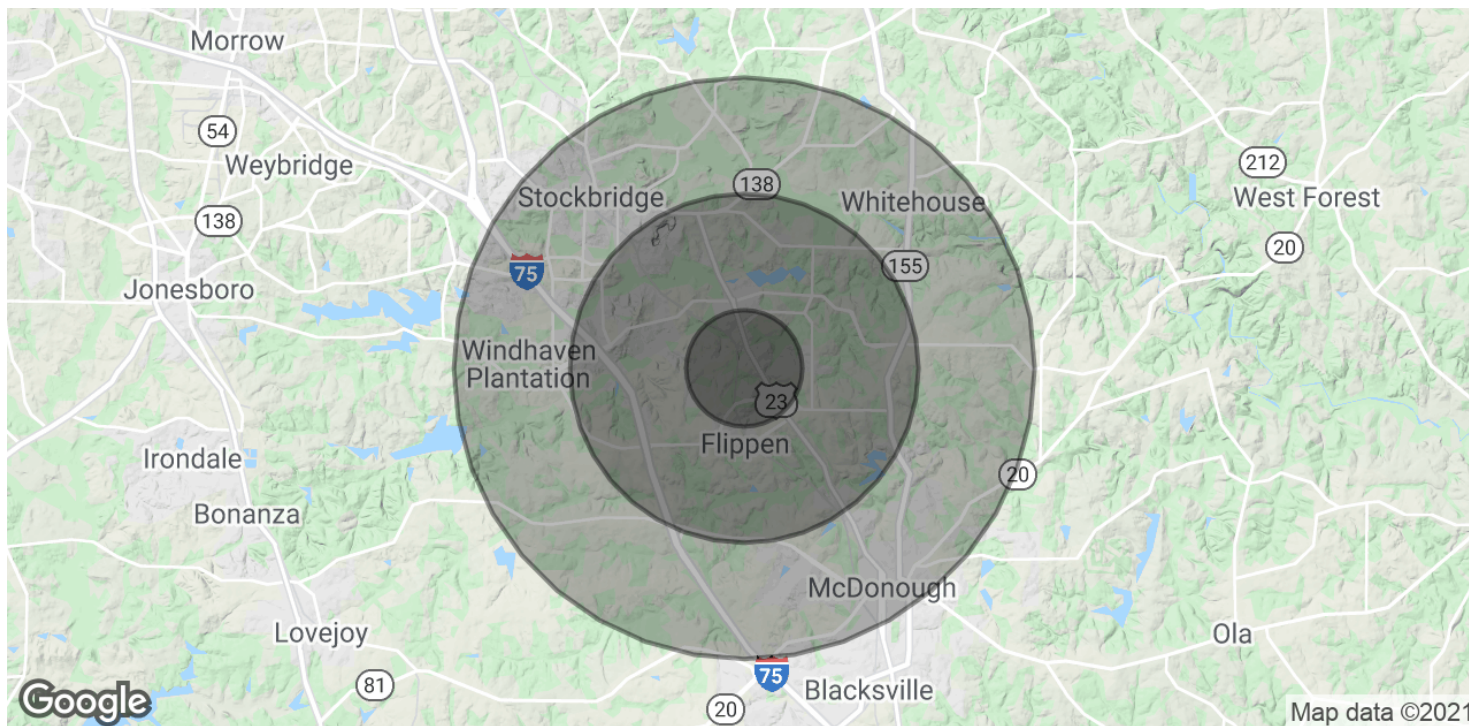
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,250	28,980	78,717
Average age	37.5	36.0	34.9
Average age (Male)	38.3	35.6	33.9
Average age (Female)	37.2	35.9	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,520	10,569	28,458
# of persons per HH	2.8	2.7	2.8
Average HH income	\$105,067	\$86,397	\$74,057
Average house value	\$262,527	\$227,814	\$206,946

* Demographic data derived from 2010 US Census

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