

AVAILABLE

\$8/SF NNN



5350 Oakdale Rd.
Smyrna, GA 30082

Property Information

Total SF
28,500

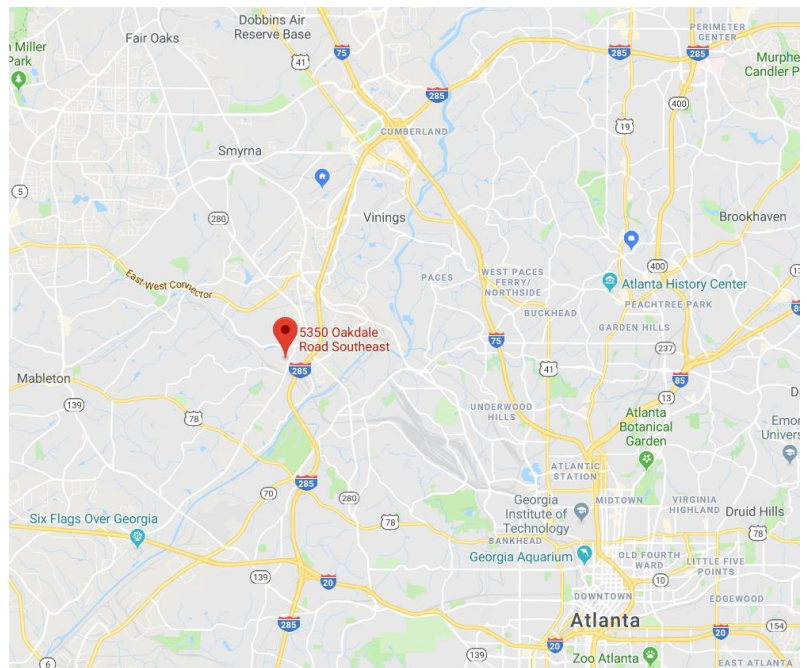
Zoning
LI

PRICE/SF
\$8/SF

Acres
4.3

Year Built
1987

Andrew Webb
678-313-0948
andrew.webb@cbcmetrobrokers.com



PROPERTY OVERVIEW

EXECUTIVE SUMMARY

28,500 SF Warehouse with 2 level Office and Break-Room on 4.3 Acres zoned Light Industrial. Gated back with plenty of room for extra outside storage and truck-turnaround. Less than 1 mile from 285 in Cobb County in Smyrna. Very high ceiling height with 6 loading docks and 3 drive in doors. Heavy power. HVAC in office and heating in warehouse.

BUILDING

SF:	28,500
OFFICE:	2,800 SF (including 1,100 SF upstairs)
WAREHOUSE:	26,800 SF
ACREAGE:	4.3
ZONING:	LI
CEILING HEIGHTS:	34'
DRIVE IN DOORS:	3 (14')
LOADING DOCKS:	6 (10')
POWER:	110/220/440
HVAC:	In Office (Heat throughout)



LEASE INFORMATION

Minimum Lease:	5 years
Space Available:	28,500 SF
Rent:	\$19,000 / Month
Price/SF:	\$8/SF
Lease Type:	NNN
Taxes:	\$.57/SF

AERIALS



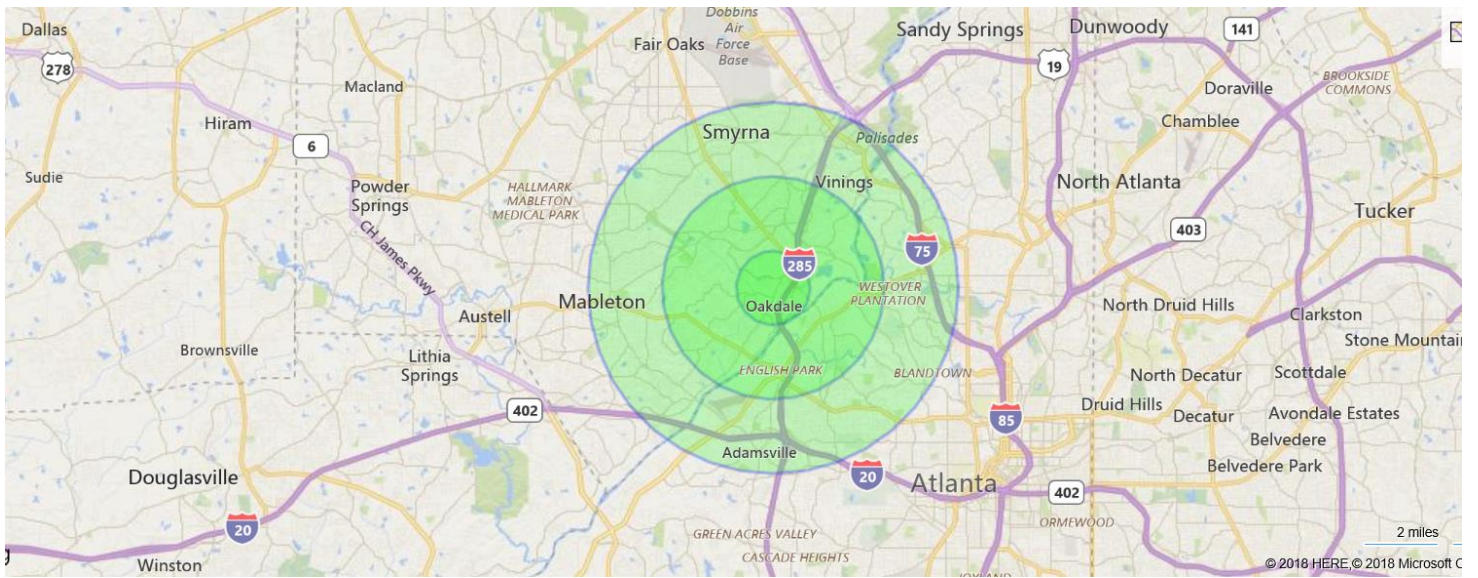
INSIDE PICTURES



WAREHOUSE/OUTSIDE PICTURES



DEMOGRAPHICS (1,3,5 MILE RADIUS)



Population	1-mi.	3-mi.	5-mi.
Total Population (Current Year)	6,368	59,033	188,756
Total Population (Five Year Projection)	7,498	66,530	202,422
% Female Population (Current Year)	52.72%	53.27%	52.79%
% Male Population (Current Year)	47.28%	46.73%	47.21%
Age	1-mi.	3-mi.	5-mi.
Median Age, Total	34.78	35.31	34.84
% Age 18+	78.1%	74.77%	75.9%
% Age 55+	15.5%	18.7%	20.53%
% Age 65+	7.21%	9.24%	10.83%
Ethnicity	1-mi.	3-mi.	5-mi.
% White (Current Year, Not Hispanic/Latino)	42.9%	47.46%	44.38%
% Black/African American (Current Year, Not Hispanic/Latino)	46.19%	44.12%	47.97%
% Asian (Current Year, Not Hispanic/Latino)	7.17%	5.32%	4.75%
% White (Current Year), Hispanic/Latino	47.52%	43.4%	42.4%
Housing and Household's	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	3.46	28.6	78.45
Total Housing Units (Current Year)	3,352	27,819	89,895
Total Households (Current Year)	3,159	25,913	82,259
Total Households (Five Year Projection)	3,694	29,292	88,989
Owner-Occupied: Owned with a mortgage or loan	1,363	12,223	32,410
Owner-Occupied: Owned free and clear	164	2,564	10,008
Renter-Occupied	1,606	10,980	39,065
Income	1-mi.	3-mi.	5-mi.
Per Capita Income (Current Year, based on Total Population)	\$56,106	\$47,477	\$40,338
Per Capita Income (Five Year Projection, based on Total Population)	\$62,059	\$53,940	\$46,880
Average (Mean) Household Income (Current Year)	\$114,049	\$108,662	\$93,309
Median Household Income (Current Year)	\$74,048	\$73,458	\$59,046

CONTACT INFORMATION

For more information, please contact:

Andrew Webb
COLDWELL BANKER COMMERCIAL
Metro Brokers
3575 Piedmont Rd. NE
Piedmont Center
Building 15, Suite 950
Atlanta, GA 30305

Phone: (678) 320-4800

Fax: (404) 495-8960

Mobile: (678) 313-0948

andrew.webb@cbcmetrobrokers.com

CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller/Landlord.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers/tenants should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller/Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyer/tenant shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.