

OFFICE BUILDING SPACE FOR LEASE

2,000 SF Available

KING Industrial
Realty, Inc.



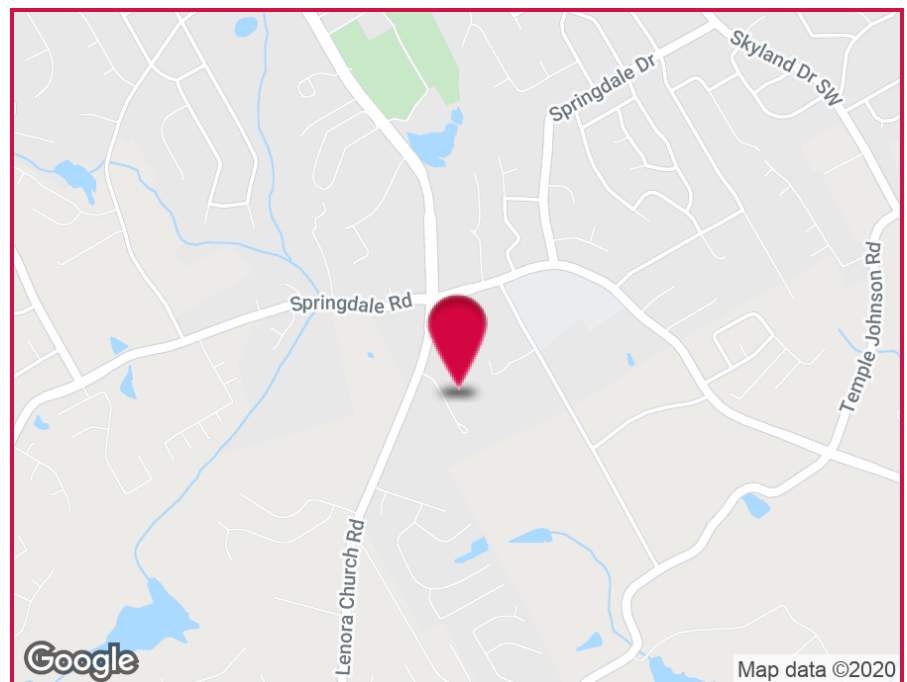
3220 Industrial Way, Suite A - Snellville, GA 30039

OFFERING SUMMARY

Available SF: 2,000 SF
Building Size: 6,000 SF
Zoning: LM

PROPERTY HIGHLIGHTS

- 1220 +/- SF of Office
- 780 +/- SF of Warehouse
- 750 +/- SF of Mezzanine (Upstairs Office off Mezzanine (12' x 12')
- 1 Reception Area (20' x 12')
- Private Office with Windows (12' x 13')
- Inside Private Office (10' x 12')
- Conference Room (17.5' x 12')
- Bull Pen (18' x 12')
- 1 Bathroom
- Break Area (8' x 12')
- 10' Tall x 10' Wide Roll Up Drive-In Door (Electric)
- 13 Ft. Clear Ceiling Height (16 Ft. Eave Height)
- Heater in Warehouse
- 12 Parking Spaces



For More Information Contact:

JASON MCCART, SIOR

Senior Vice President

770.601.5451

jmccart@kingindustrial.com

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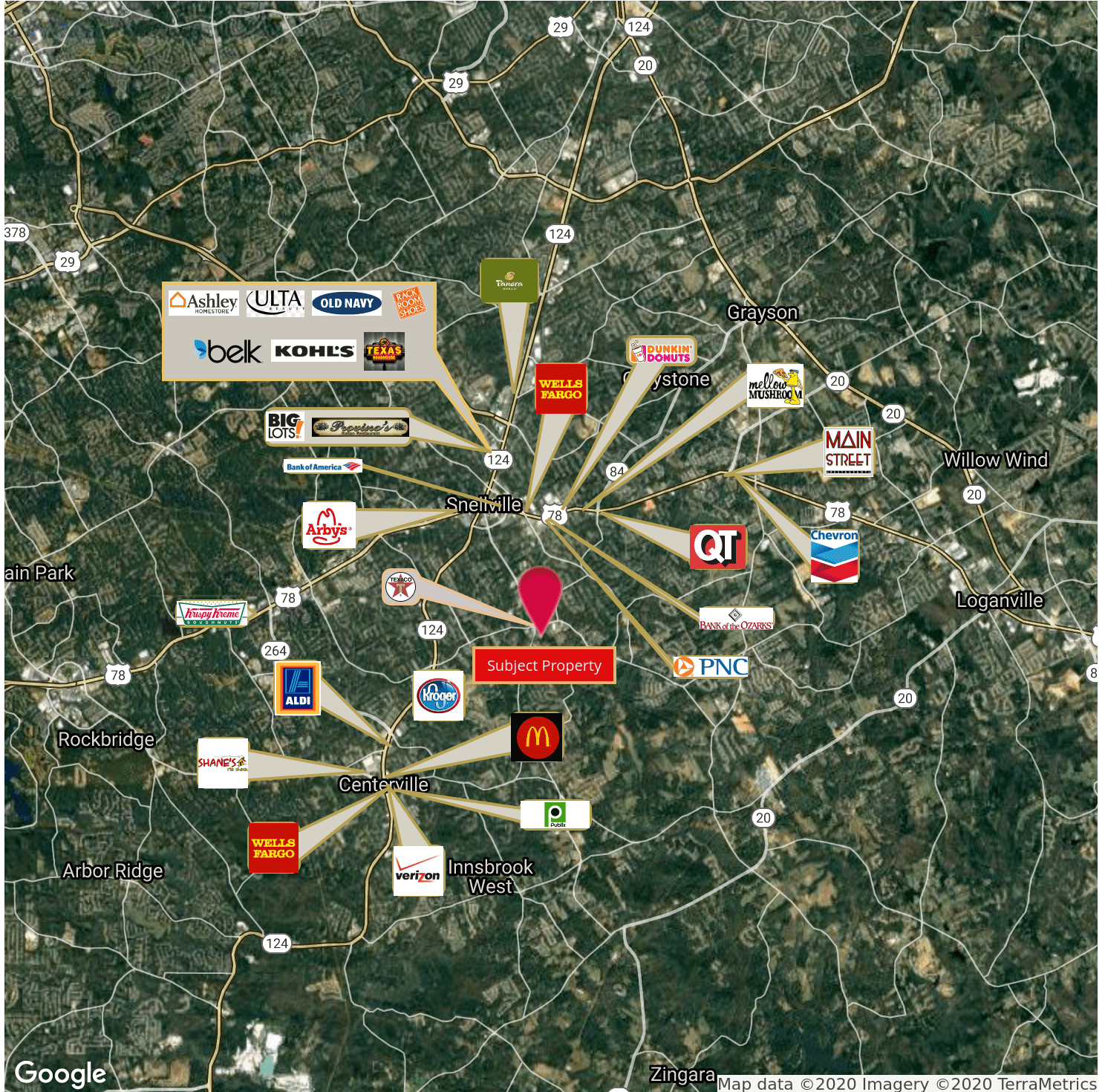


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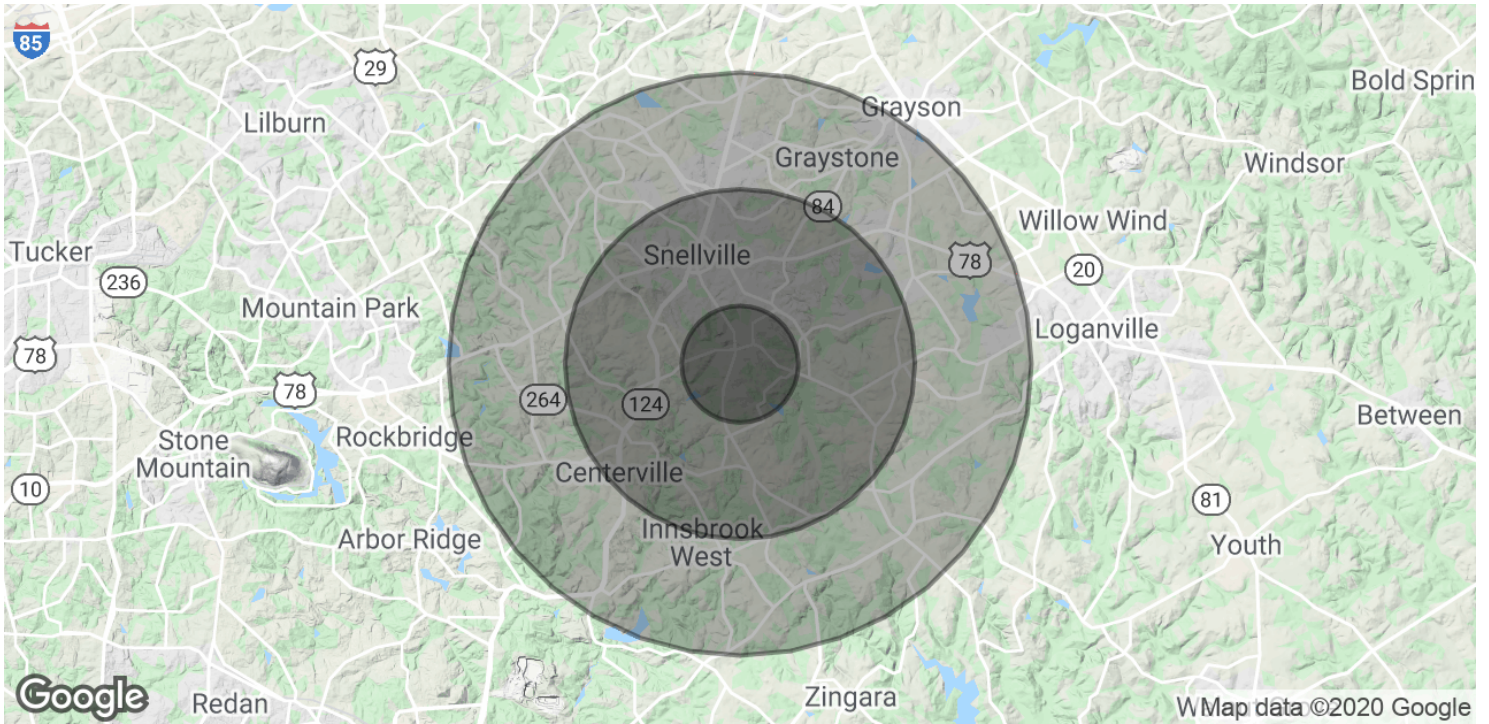


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,018	48,152	120,237
Median age	34.6	35.6	36.2
Median age (Male)	34.1	34.7	34.8
Median age (Female)	35.1	36.5	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,655	15,959	40,192
# of persons per HH	3.0	3.0	3.0
Average HH income	\$75,094	\$78,110	\$80,799
Average house value	\$193,365	\$202,860	\$221,562

* Demographic data derived from 2010 US Census

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