



**Atlanta Commercial Real Estate Brokers**  
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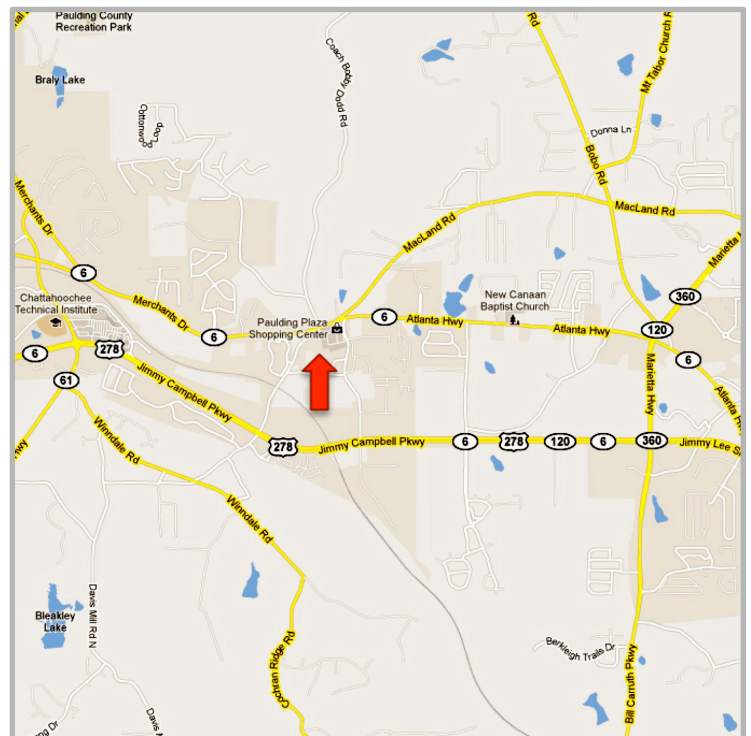
**Office/Warehouse Building, 1.92 Acres, Level Outside Storage  
 Excellent Location & Easy Access, Newly Remodeled Interior Space**



**Left:** Front View of Building. **Top Right:** Aerial View of Property.  
**Bottom Left:** Lobby and Warehouse

**Property Details:**

- Current Zoning: G (Industrial) within the City of Dallas. Allows most industrial & commercial uses.
  - 4,050 SF building with office and shop areas.
  - Paved entrances and parking areas. 20+ spaces.
- Offices on main part of building have been remodeled.
  - Newly installed roof on building.
  - Level storage yard in rear of the property.
  - All utilities including public water and sewer
- Located in industrial / commercial area of Dallas.
- Great Accessibility: Minutes to U.S. Hwy 278 & S.R. 6.
- Property included in Dallas / Paulding Opportunity Zone
  - Excellent for contracting company. Room to grow.



Demographics	1 Mile	3 Miles	5 Miles
Population	4,872	27,373	63,475
Avg. HH Income	\$54,952	\$62,054	\$68,981
Population Change	154%	144%	172%

(1990-2009) Atlanta Regional Commission predicts 172% residential growth & 411% employment growth in next 20 years!

**For Sale - \$285,000**

Above information is believed to be accurate but not warranted and subject to change.



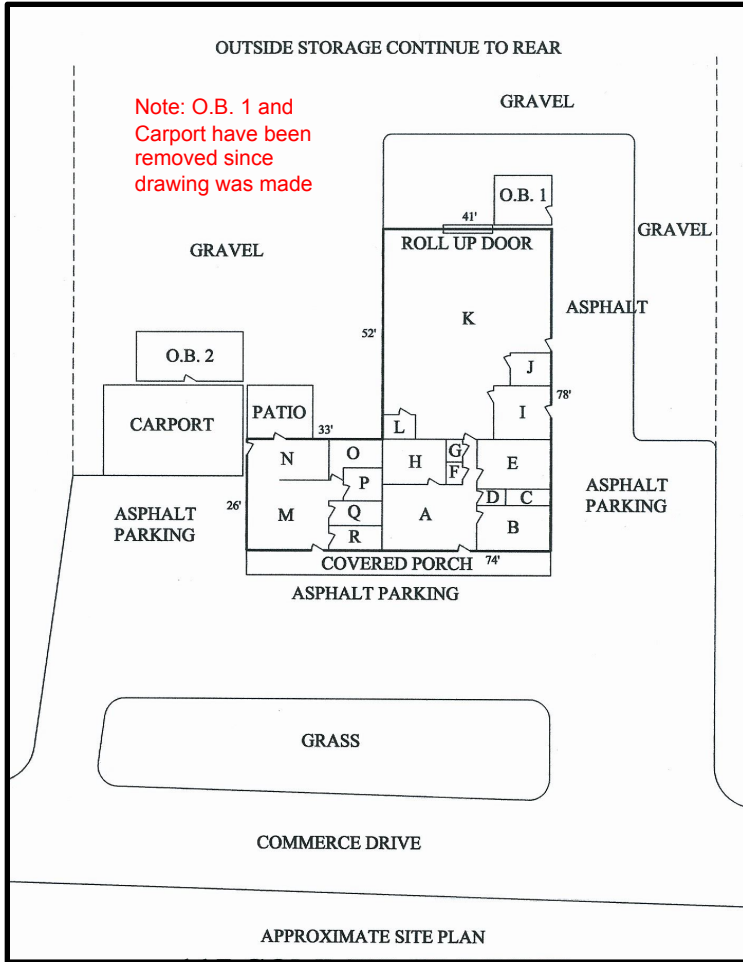
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The attached site plan is a generic layout of the facility and the rooms within the building. The dimensions and the sketch are both approximate. Buyer may use the attached site plan for purposes of determining if the property may serve their needs. Buyer will make its own inspection and measurements of the facility as part of its due diligence.

The building is currently being used for two businesses. A local contracting business occupies rooms lettered A-L, OB 1 and the outdoor storage to the rear. A local ambulance service rents space from owner for dispatch and uses rooms lettered M-R, carport and OB 2. Both companies share the asphalt parking.

Room	Dimensions	Use	Comments
A	21' x 16'	Lobby/Office	Carpet flooring
B	17.5' x 11'	Office	Carpet
C	11' x 4'	Closet	Storage for Room B
D	6.5' x 4'	Closet	Coat Closet / Storage
E	17.5' x 11'	Office	Carpet
F	5.5' x 4'	Bathroom	Vinyl floor, sink, toilet
G	5.5' x 4'	Bathroom	Vinyl floor, sink, toilet
H	13' x 11'	Kitchen	Vinyl, stove, sink, counters
I	14' x 13'	Shop Office	Vinyl, outside access
J	10' x 8'	File room	Vinyl
K	52' x 41'	Shop Area	Dimensions include Rooms I, J and L. Concrete floor. 11' ceiling, overhead lighting, exterior door, one 12' wide roll up door.
L	8' x 6'	Shop Bathroom	sink, toilet, shower stall
M	16.5' x 15'	Lobby/family room	Carpet, fireplace
N	16.5' x 10'	Kitchen	Vinyl, full kitchen
O	16' x 7'	Bathroom/laundry room	Vinyl
P	9.5' x 8'	Bedroom / Office	Carpet
Q	13' x 6'	Bedroom	Carpet
R	13' x 6'	Bedroom	Carpet
OB 1	14' x 12'	Office	None
OB 2	26' x 12'	Unknown	None
Carport	34' x 22'	Carport	Metal roof, open sides
Cov. Porch	74' x 6'	Covered Porch	None
Patio	16' x 13'	Patio	Concrete

#### Parking / Access:

Parking is available across entire front of the building. Additional parking is available along the entire right hand side of the building. Parking is available along a portion of the left hand side. Parking spaces are not painted but space is easily available for well over 20 vehicles in the three areas. All areas marked for parking are asphalt.

Two accesses are located off Commerce Drive. The access to the left is entry only. The access to the right supports entry and exit. The remainder of the lot behind the building is primarily graded flat and a combination of gravel and dirt. Both entries are paved asphalt / concrete.



The exhibits above are generic sketches of the building and area around the building.

To the left is an aerial view of the property's location. The property has excellent access to U.S. Hwy 278 and Business 6. It is surrounded by other industrial businesses. It's location makes it convenient to both Dallas, Hiram and adjacent counties courtesy of the four lane U.S. Hwy 278 that connects Atlanta to northwest Georgia counties.