

FOR LEASE

PRIME WAREHOUSE SPACE AVAILABLE ON MORELAND AVENUE

Download Full Information at: <http://fitzgeraldland.com/detail.php?fatherID=49&TypeID=54&ListingID=1>



Choice of:
-16,300+/- SF ON A SHORT
TERM 2 YEAR LEASE @
\$3.75/SF OR
-65,000+/- ON A LONG
TERM 5-10 YEAR LEASE @
\$2.65/SF

Two-year sublease available, 16,300 +/- SF. Warehouse space with 20' ceilings, and use of 2 drive-in doors, 2 dock high doors. Zoned Heavy Industrial in Clayton County with a Salvage Yard Use Permit. Lighting, 3 offices joint restrooms and conference room included. Ample employee parking and space for truck parking. Up to 1 acre outside storage also available. Property is surrounded by 12' solid metal fencing with barbed wire. 32 security cameras monitor the entire property. Motion sensor and door contact alarm system monitored by ADT. Curb cut entrance with security gate on Moreland Avenue just 2 miles south of I-285. 60,000 +/- SF warehouse with 5,000 +/- SF office space on 4 +/- acres. Share space with auto parts recycler.

LOCATION

**4140 Moreland Ave.
Conley, GA 30288**

From 75/85 S take Exit 247 to I-20E towards Augusta. Take Exit 60A Moreland Ave/US 23 S and Merge onto Moreland Ave/US 42 S/US23 S. Drive 7.8 Miles property will be on left.

For Recorded Message & Fax Information on Demand
Call Toll-Free: 1-877-568-4636 Ext 686



Mike Fitzgerald, Broker
404-603-5460 Ext 1
Mike@MikeFitzgeraldRealty.com



N/F WMX, INC.
DB 1771 PG 848

APPROXIMATE ENCROACHMENT OF ROCK/BLOCK WALL
N66°15'01"E 334.93'

4140 111422
CONCEALGA 30288
METAL BUILDING
COVERING 70,400+/- SQ. FT.

Approximately
9,696 sf of Building
Removed
(48'± X 202'±)

TOTAL SITE AREA:
180,320 SQ. FT.
4.14 ACRES

STATE ROUTE 42 & U.S. 23 R/W VARIES

SOUTHERN RAILROAD I.

N/F MOORE BROTHERS
PAVING INC.
DB 2222 PG 190

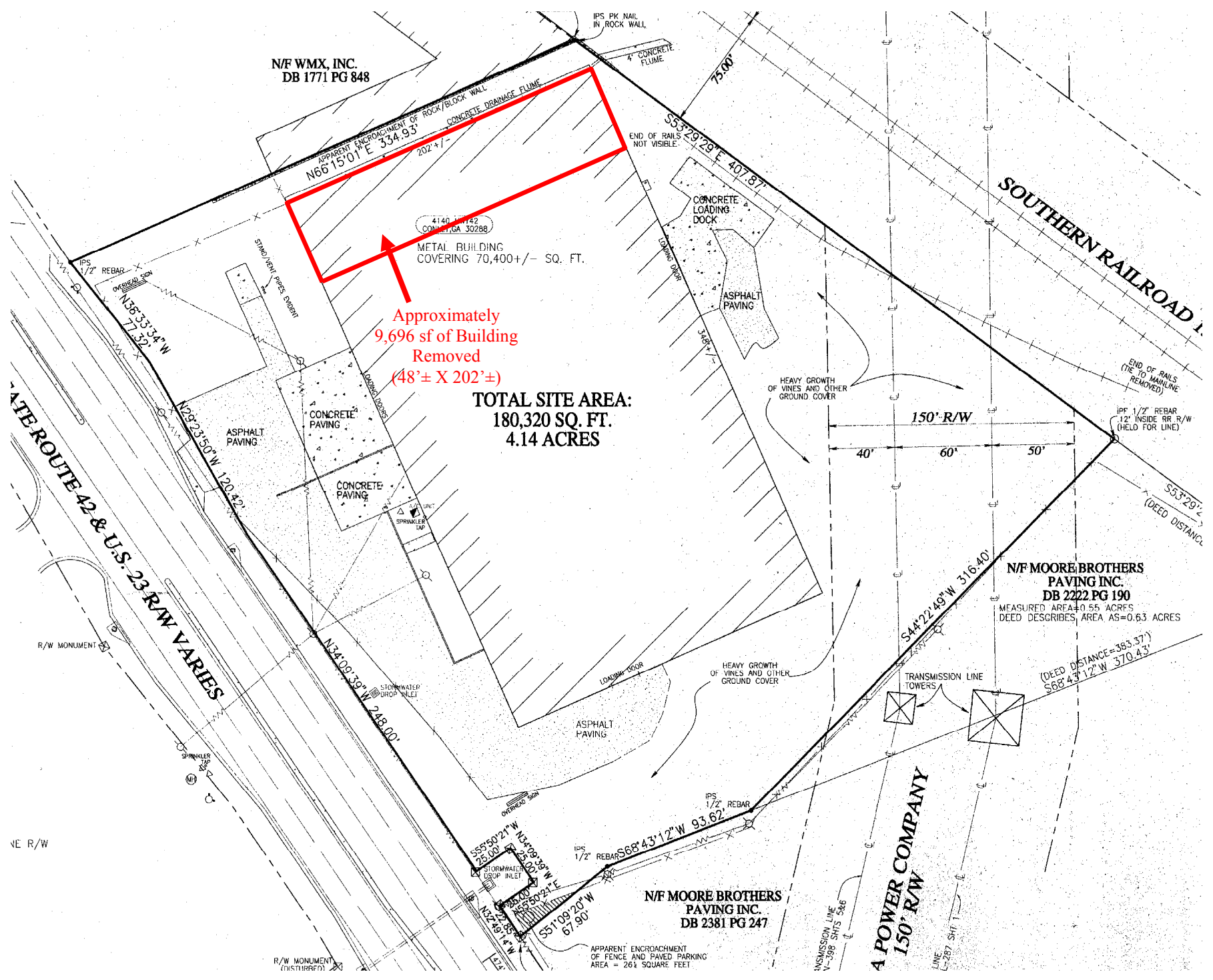
MEASURED AREA = 0.55 ACRES
DEED DESCRIBES AREA AS = 0.63 ACRES

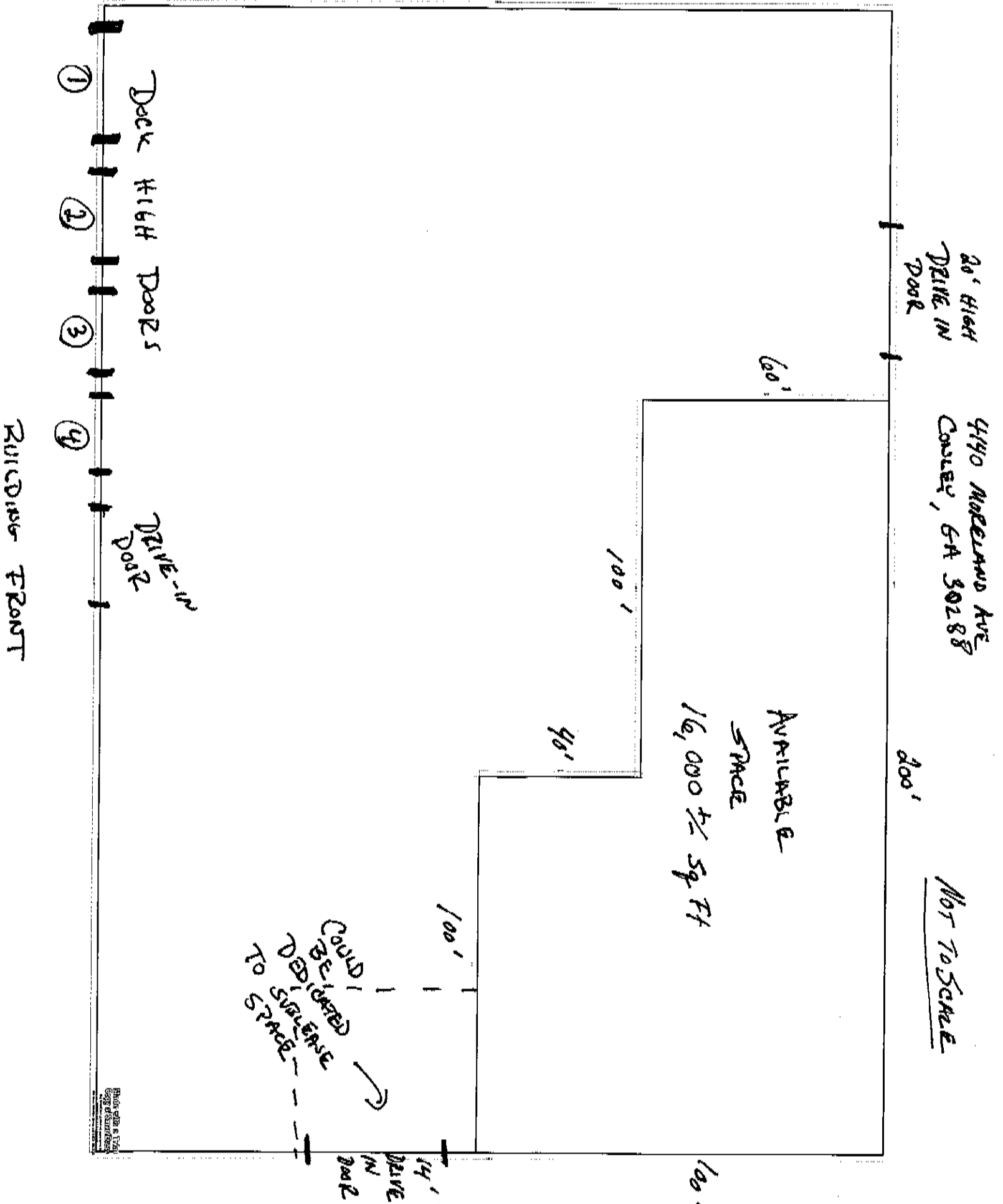
(DEED DISTANCE = 383.37')
S68°43'12"W 370.43'

N/F MOORE BROTHERS
PAVING INC.
DB 2381 PG 247

APPARENT ENCROACHMENT
OF FENCE AND PAVED PARKING
AREA = 261 SQUARE FEET

A POWER COMPANY
150' R/W





20' HIGH
DRIVE IN
DOOR

4140 NARBELAND AVE
CORNER, GA 30288

200'

NOT TO SCALE

60'

100'

AVAILABLE
SPACE
16,000 +/- sq ft

40'

100'

100'

14'
DRIVE
IN
DOOR

COULD
BE DEDICATED
TO SUBLEASE
SPACE

Deck High Doors

DRIVE-IN
DOOR

BUILDING FRONT

①

②

③

④

Plot area is 1.76
acre of land