

FOR SALE

Industrial Lot @ 2400 Moreland Avenue CONLEY GA 30288 (DEKALB COUNTY)

Location: 2400 Moreland Avenue (1.5 miles north of Moreland @ I-285) (Frontage on Woodstock Road addressed 3297 Woodstock Road)

Land: 2.122 acres with 167' of frontage on Moreland Avenue; 222' frontage on Woodstock Road

Yard: Graveled and fenced

Zoning: M-Industrial

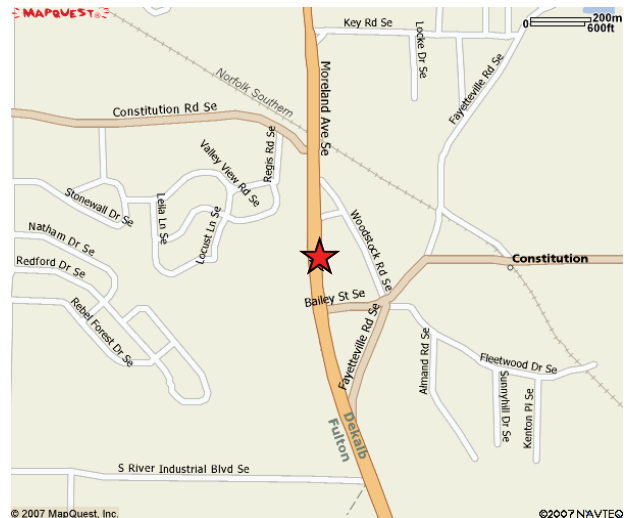
Utilities: Water/sewer available from Moreland Avenue

Leases: 1. Cell tower lease—\$9,500 per annum. Commenced on or about May 1, 1996 for 5 years with 4 renewable options of five (5) years each.

2. Billboard rent—\$1,500 per annum.

Taxes: \$2,722.46 (2006)

Environmental Issues: None known to owner



CONTACT:

WALTER BODEN, JR. SIOR, CCIM
EXCLUSIVE AGENT
404-881-6813



Commercial and Industrial Real Estate

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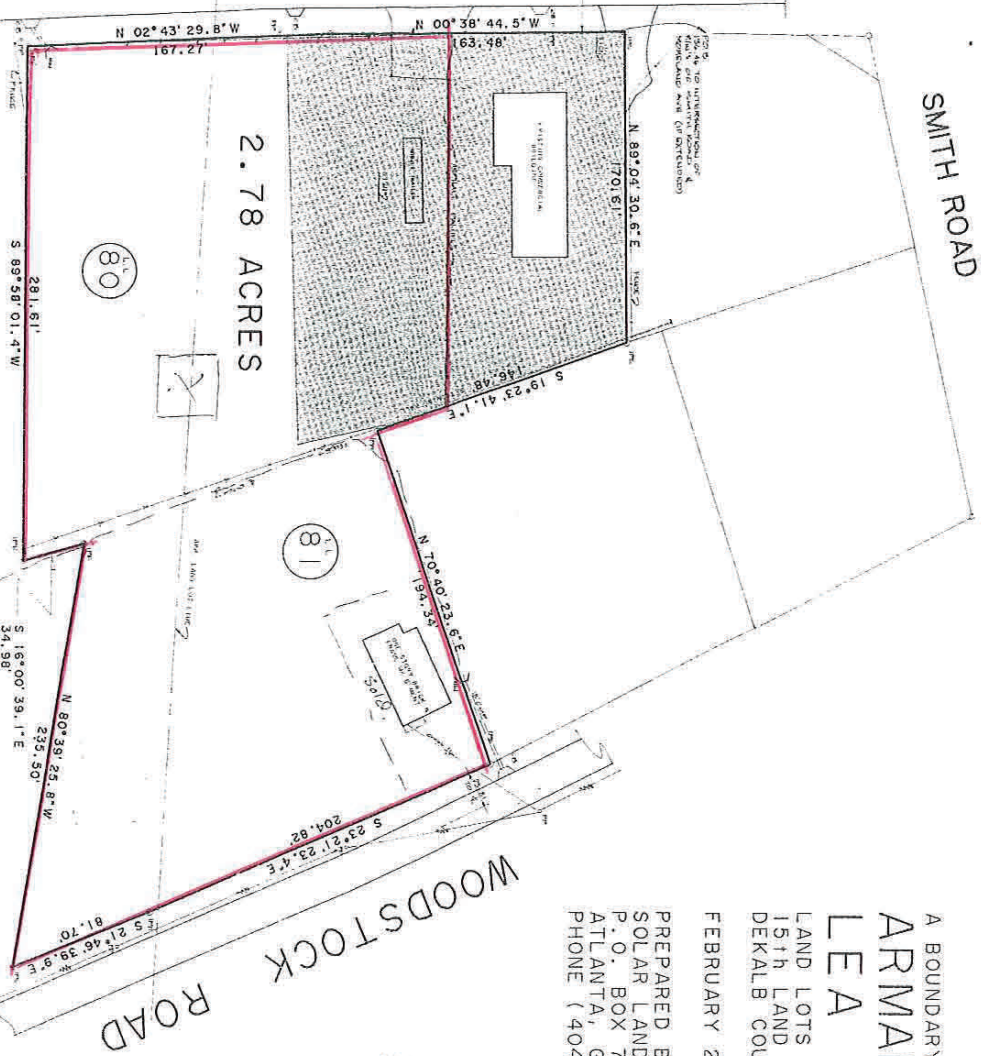
See page 2 & 3 for surveys and page 4 for photos.

Every effort has been made to provide accurate information. However, no liability is assumed for errors or omissions. This offering is subject to prior sale, change or withdrawal without further notice.

MORELAND AVENUE

SMITH ROAD

2.78 ACRES



A BOUNDARY SURVEY FOR:
ARMAND AMAR & LEA AMAR
 LAND LOTS 80 & 81
 15th LAND DISTRICT
 DEKALB COUNTY, GEORGIA

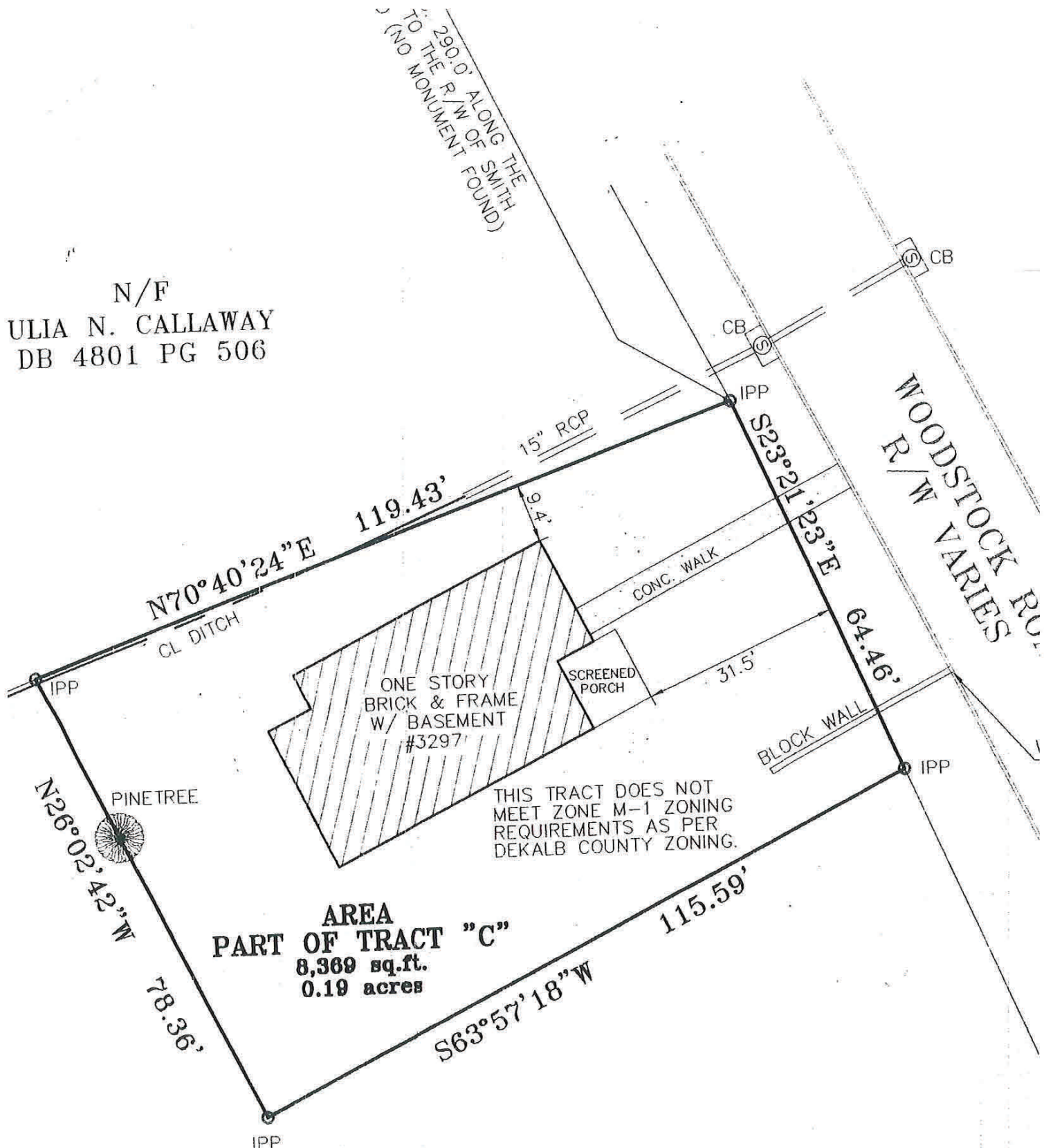
FEBRUARY 22, 1988 - 1" = 30'

PREPARED BY:
 SOLAR LAND SURVEYING COMPANY
 P. O. BOX 723993
 ATLANTA, GEORGIA 30339-0993
 PHONE (404) 425-8677

WOODSTOCK ROAD

EXHIBIT "A-1"

N/F
ULIA N. CALLAWAY
DB 4801 PG 506



N/F
ARMAND & LEA AMAR
DB 8321 PG 759

EXHIBIT "B"



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