

FOR LEASE

18,000 SF Building / 6 acres ±

2511 Forest Parkway

1/4 mile from I-675

ELLENWOOD GA 30294

(CLAYTON COUNTY)

- Location: 1/4 mile to I-675
6 miles to I-75
4 1/2 miles to I-285
11 miles to downtown Atlanta
- Land: 6 ± acres - 4 acres cleared for outside storage.
2 acres may be cleared and graded.

Zoning: M-2 Heavy Industry

Building: 18,000 SF steel

- 14,500 warehouse
5,000 A/C
2,500 SF secured
7,000 SF heated
- 2 drive-in doors (12' x 16' each)
- 3,500 SF office
- Eave height 13'±
- Gable 18'±

Utilities: Gas, electricity & water



**John Hunsinger
Inc.**

Commercial and Industrial Real Estate

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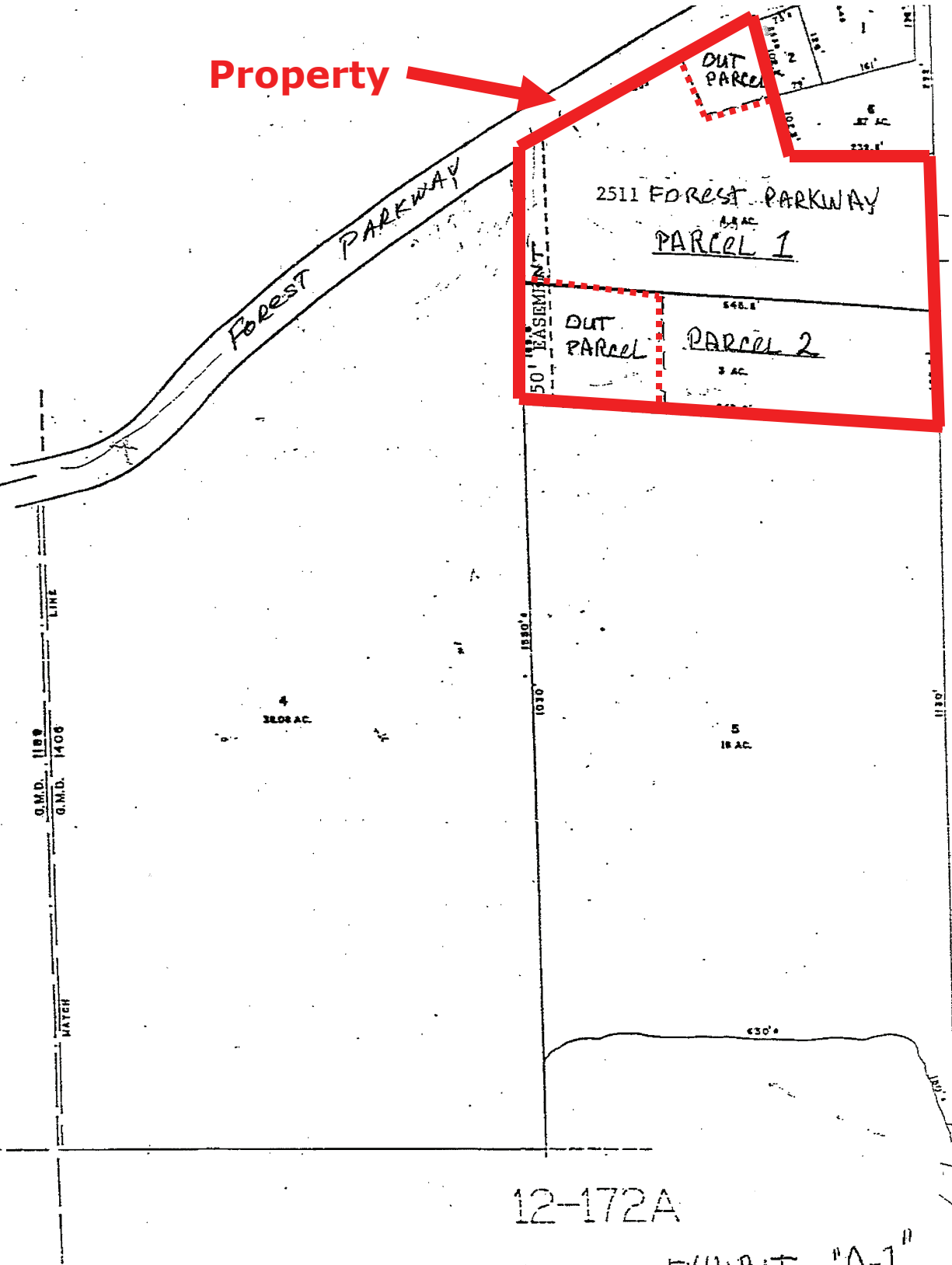


See page 2 for property survey and page 3 for pictures.

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.

Property

12-180D



12-172A

EXHIBIT "A-1"

