

FOR SALE

3468 Moreland Avenue

1 mile south of I-285

2.25 acres

CONLEY GA 30288

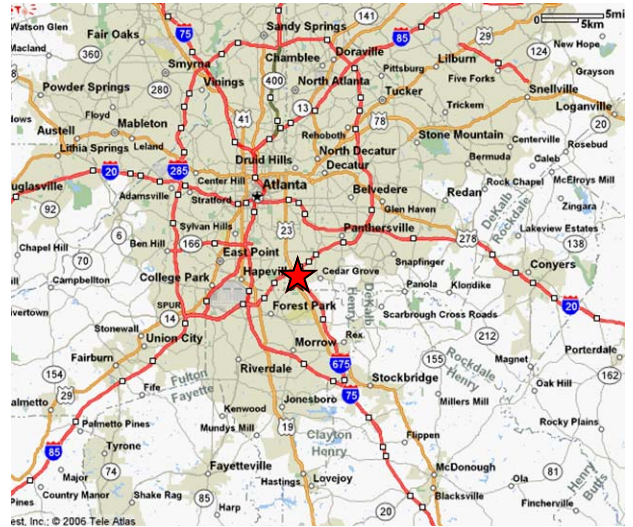
(DEKALB COUNTY)

Land: 2.25 acres with drive easement and has 50' frontage on Moreland Avenue and 8' x 15' sign easement with sign facing Moreland

Zoning: M – Light Industry

Building: 17,375 SF

- 100' x 120' free span (12,000 SF)
- 30' - 35' clear height
- (2) 12' x 14' grade level doors
- (4) 12' x 12' grade level doors
- 750 SF offices with break room
- Locker room, parts room and assemblage
- Paint area with 1 grade level door 12' x 12'
- Heated, lighted with heavy electric power
- Rail siding and dock
- Truck well—five trailers wide



CONTACT:

WALTER BODEN, JR. SIOR, CCIM

EXCLUSIVE AGENT

404-881-6813



**John Hunsinger
& Company**

Commercial and Industrial Real Estate

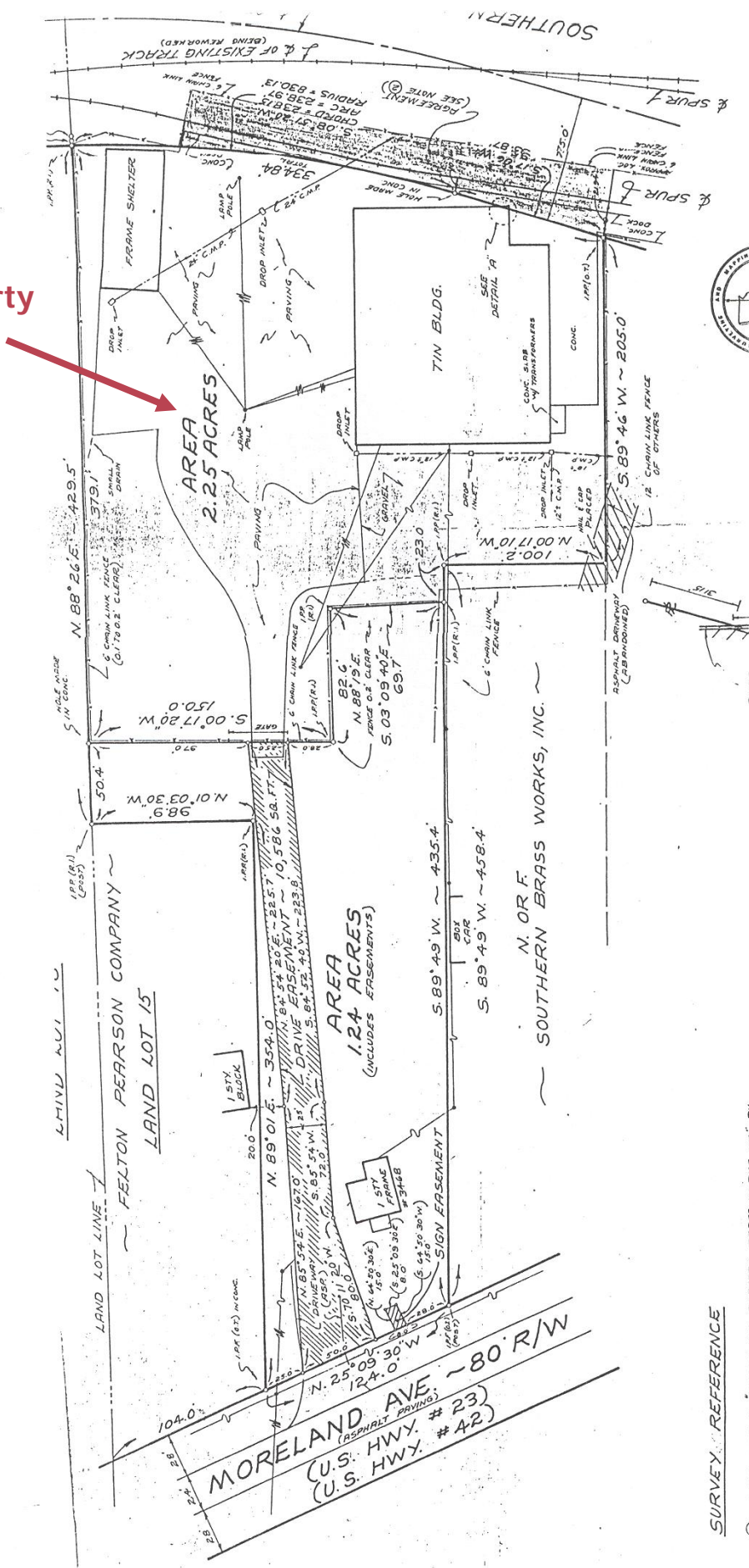
1627 Peachtree Street, NE, Suite 333, Atlanta, GA 30309
404-881-6813/Fax 404-876-2845

www.johnhunsinger.com

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



3468 MORELAND

SURVEY REFERENCE

PLAT ENTITLED SURVEY FOR SOUTHERN BRASS WORKS, INC., BY

MORELAND AVE. ~ 80' R/W
 (ASPHALT PAVING)
 (U.S. HWY. # 23)
 (U.S. HWY. # 42)

LAND LOT LINE
 FELTON PEARSON COMPANY
 LAND LOT 15

N. OR F.
 SOUTHERN BRASS WORKS, INC.

SOUTHERN



