

**For Sale
Or Lease**

± 31,000 SF With ± 4 Acres
140 Cecil Court, Fayetteville, GA 30214



PROPERTY OVERVIEW:

LOCATION DATA

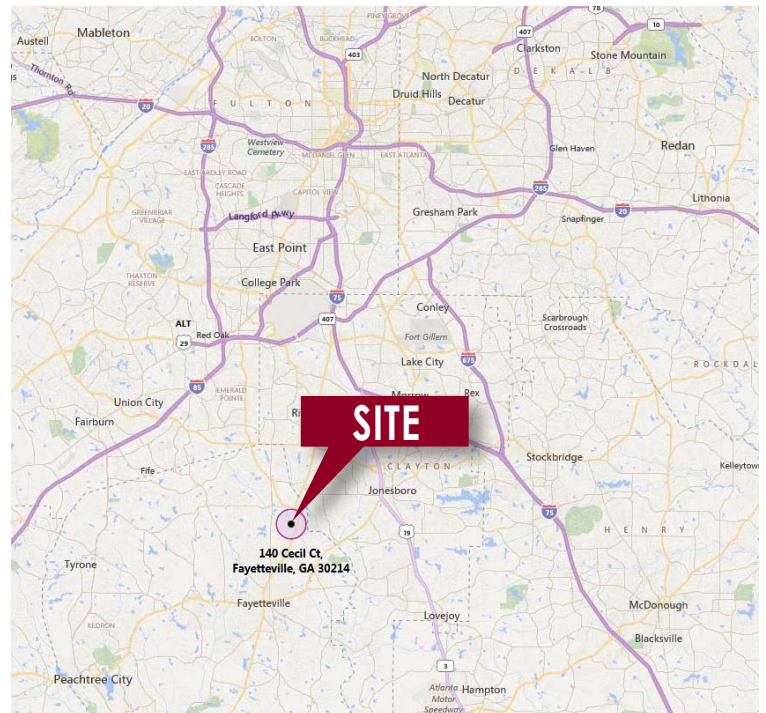
County: Fayette
Sub Market: Airport/South

BUILDING DATA

Total Building SF: ± 31,000 SF
Acreage: ± 4 acres
Parking: 30 spaces
Loading: - Dock High Doors: 14
 - Drive-in: 1 oversize 12' x 14'
Year Built: 1998
Clear Height: 26'
Column Spacing: 66' x 40'
Lighting: Double tube florescent & skylights
Zoning: M-1 Industrial

LISTING DATA

Warehouse Size: 28,500 SF
Office SF: 2,500 SF
Lease Rate: \$3.45 psf NNN
Comments: Security on premises, upgraded office mill work, single row columns in warehouse, warehouse vent fans, fenced outside storage, located at the end of a cul-de-sac



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
404.442.2810

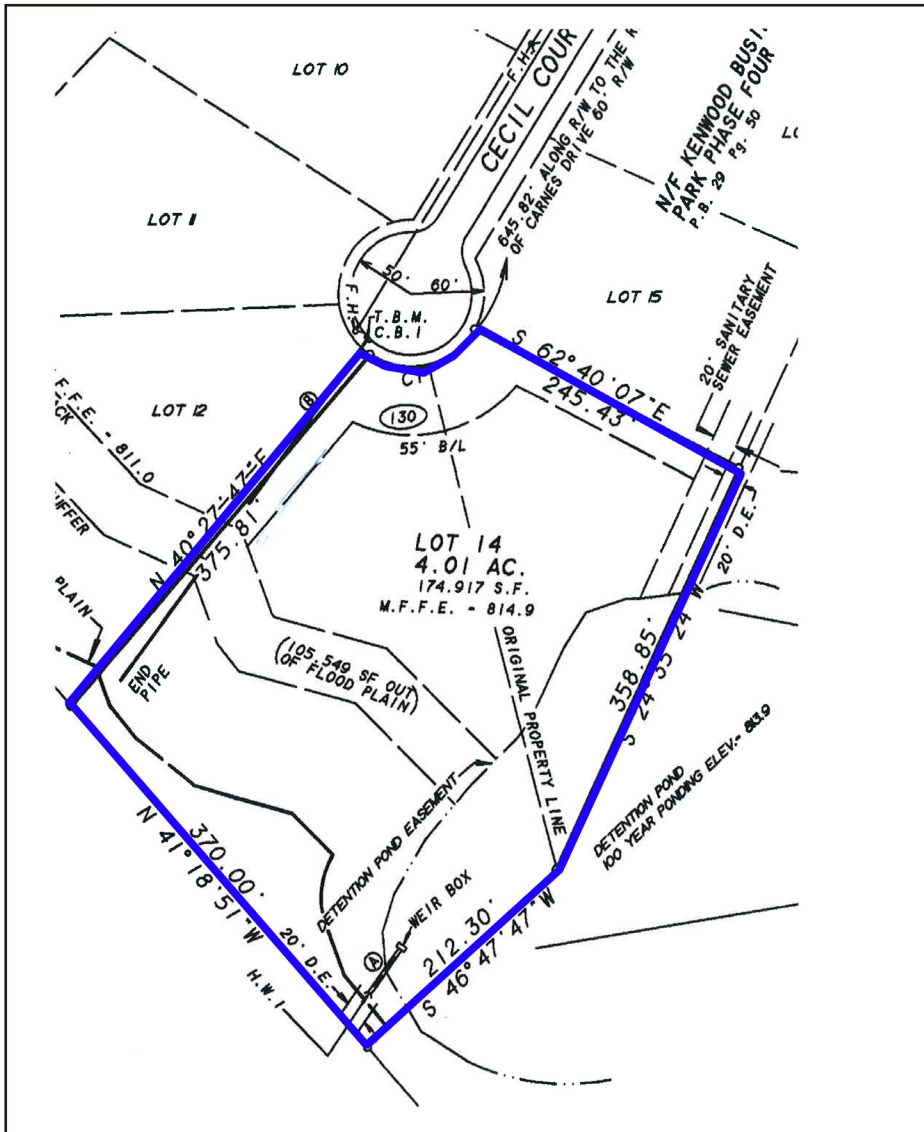
For more information contact:
Kurt Unger, CCIM, SIOR
kunger@lee-associates.com
D 404.442.2823

lee-associates.com



**For Sale
Or Lease**

± 31,000 SF With ± 4 Acres
140 Cecil Court, Fayetteville, GA 30214



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
404.442.2810

For more information contact:
Kurt Unger, CCIM, SIOR
kunger@lee-associates.com
D 404.442.2823

lee-associates.com

