

LEASE

OFFICE / SHOWROOM / WAREHOUSE
3 INDUSTRIAL PARK COURT
FORSYTH, MONROE COUNTY, GEORGIA 31029



MONTHLY LEASE RATE:
***\$3,000.00**

LOCATION OVERVIEW

- Conveniently located one block from Interstate 75
- Close proximity to Interstate 475, I-16, I-675 & I-285
- Adjacent to Encore Plastics and Perdue Farms
- 60 Miles to Hartsfield-Atlanta Airport
- 188 Miles to Savannah Port
- Convenient to restaurants and shopping

PROPERTY OVERVIEW

SUITE B: "Fully Furnished"

3,000± SF Office / Showroom / Warehouse

- 1,500± SF Office
 - Reception
 - Waiting area
 - Three (3) private offices
 - Conference room
 - Breakroom
 - IT Room
 - Storage room
 - Two (2) restrooms
 - 1,500± SF Warehouse
 - One drive-in roll-up door
- Ceiling height 18' in warehouse; 9' in office
 - Built in 2020
 - Asphalt parking lot
 - *Tenant pays all utilities
 - *Landlord pays property taxes and insurance

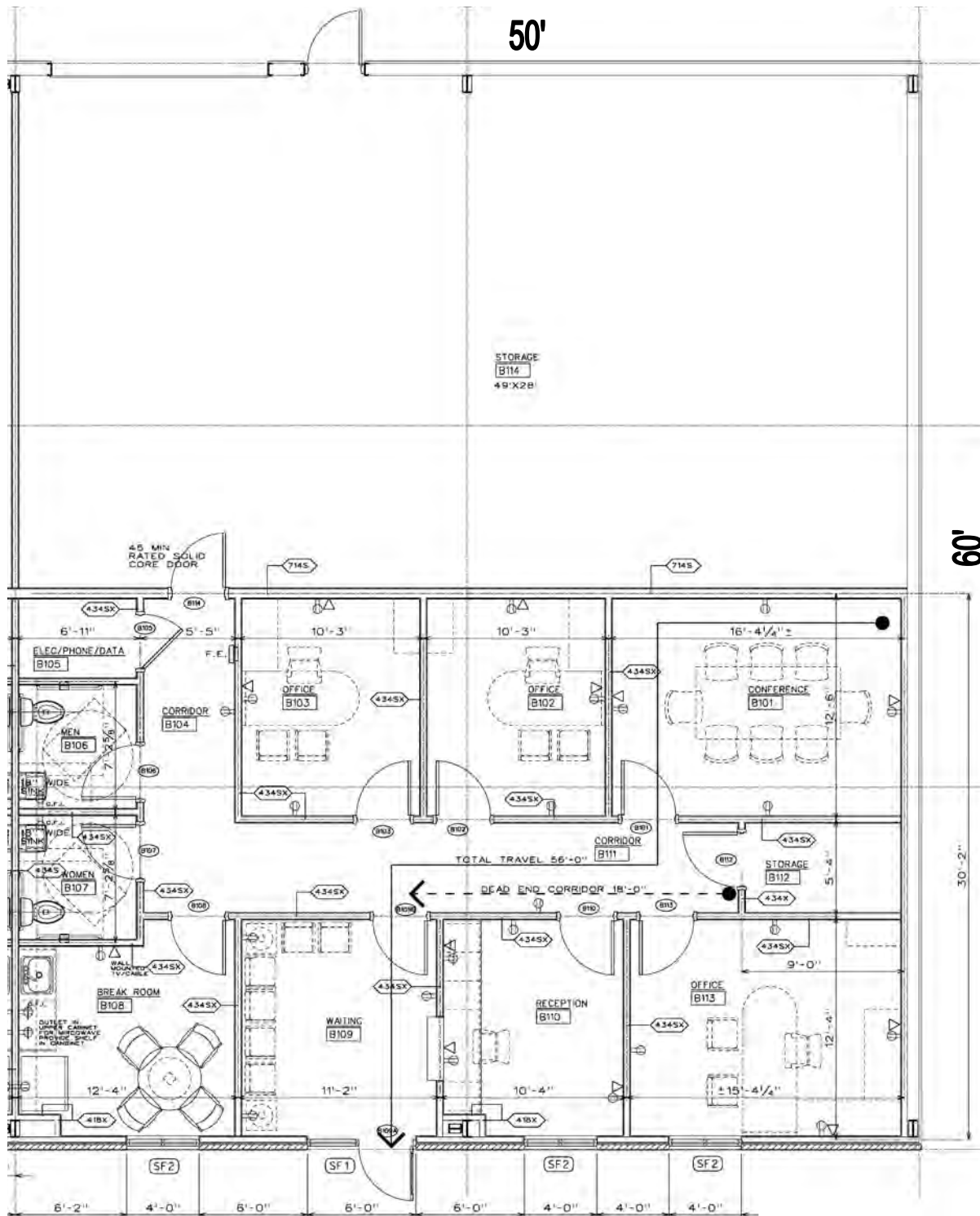
MIKI FOLSOM, CCIM
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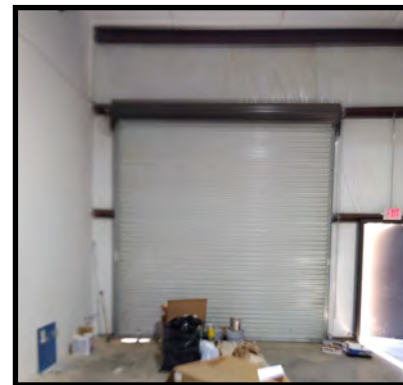
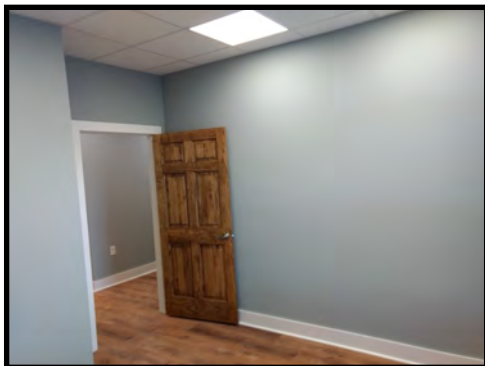
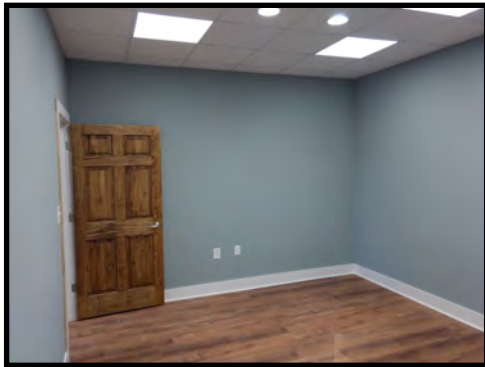
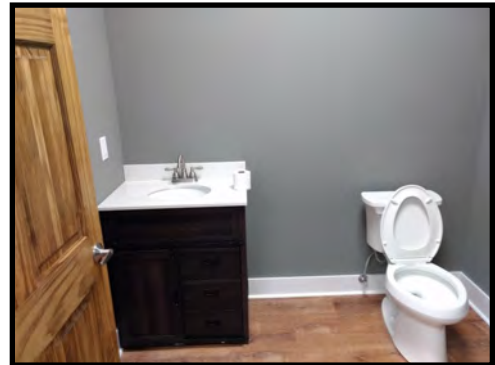
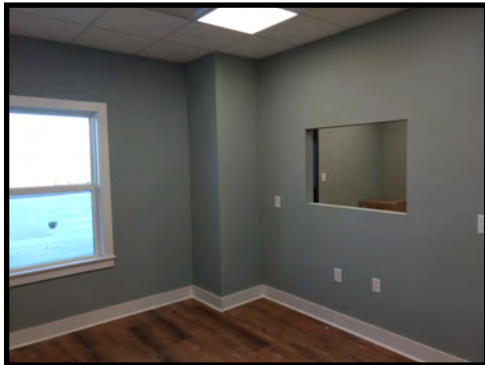
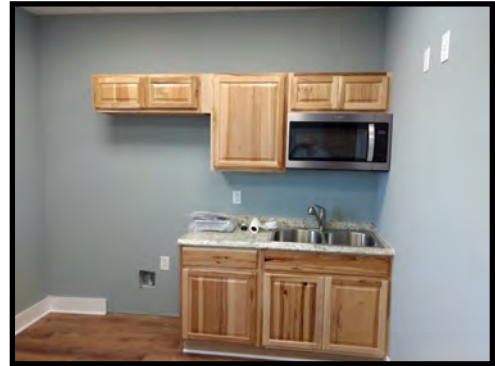
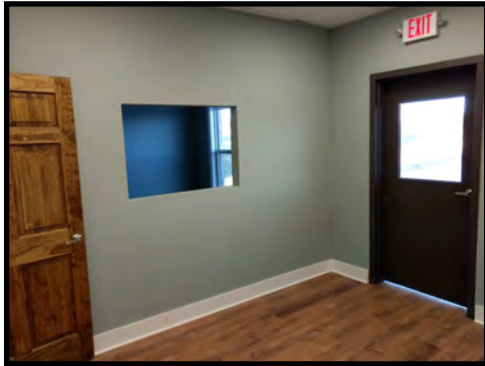
COLDWELL BANKER
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