

LEASE

OFFICE / WAREHOUSE

500 CHARLES COURT, MCDONOUGH, HENRY COUNTY, GA 30253



**LEASE RATE: \$11.75/PSF, NNN
(CAM, T & I: \$750/MONTH, EST)**

LOCATION OVERVIEW

- Located 1/2 mile east of Interstate 75, Exit 216
- AVG Daily Traffic Count: 21,700 VPD (2023 GDOT)
- Zoning: M1, Light Industrial & C3, Highway Commercial
- Neighbors include S&S Activewear, Crayex Corporation, Wagner-Smith Equipment Co., Racetrac, Galaxy Car Wash, Summit Racing, Tire South, Quick Trip, Waffle House, Krystal

PROPERTY OVERVIEW

- 4,800± SF Warehouse / Office
See Floor Plan Page 3
 - Reception/Lobby/Showroom
 - One (1) private office
 - One (1) restroom
- One 10' X 12' roll up drive-in door
- One outdoor loading dock as shown
- 18' Eave height
- Central HVAC in office area only
- Fully sprinkled
- Asphalt paved parking
- All utilities serve the site except gas

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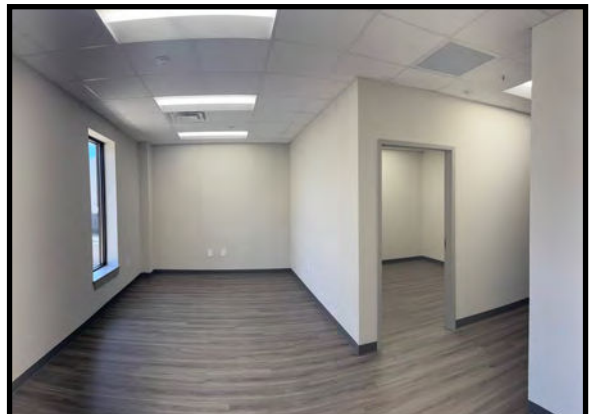
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Revised 3/20/25

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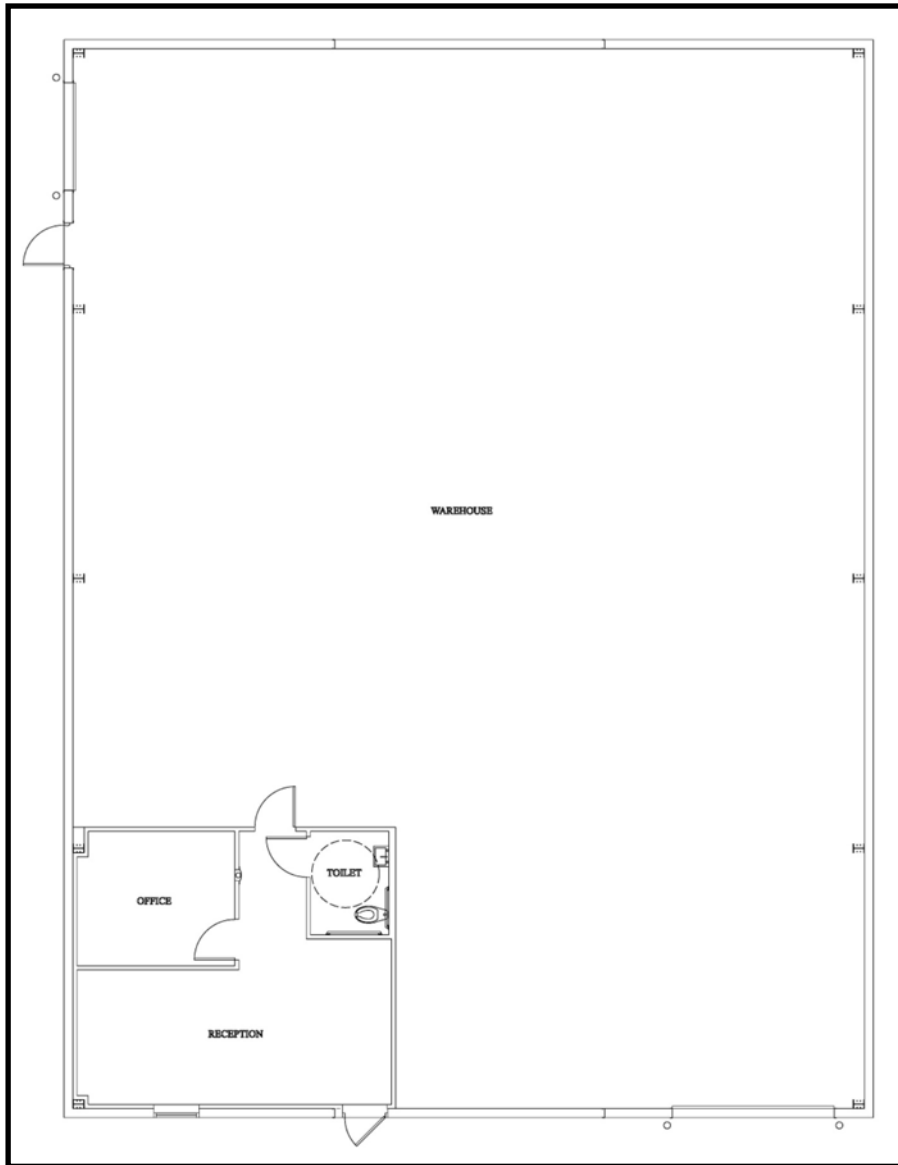
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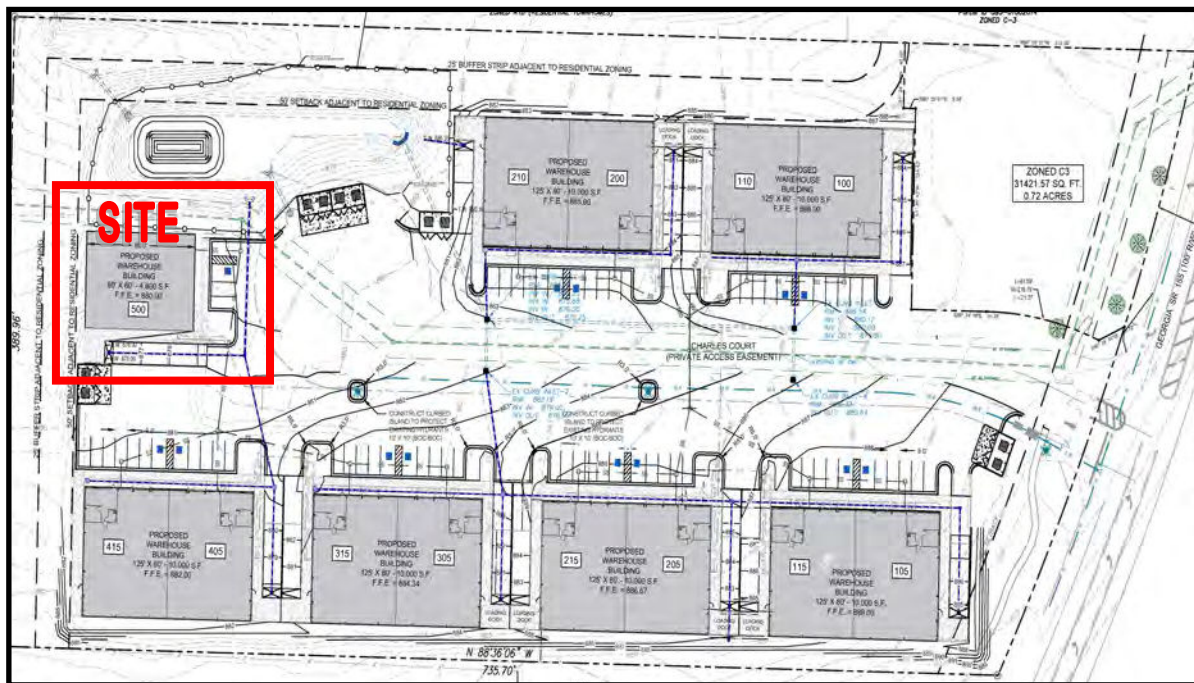
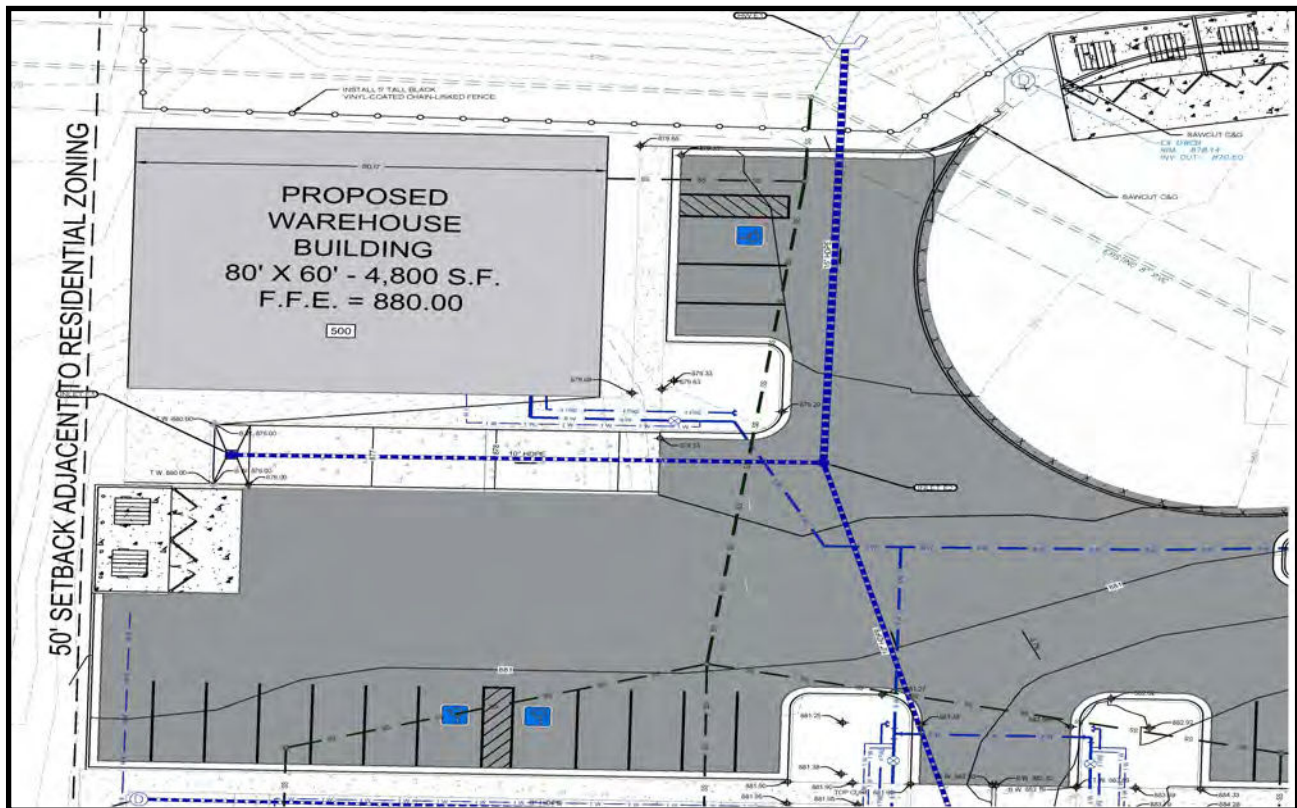
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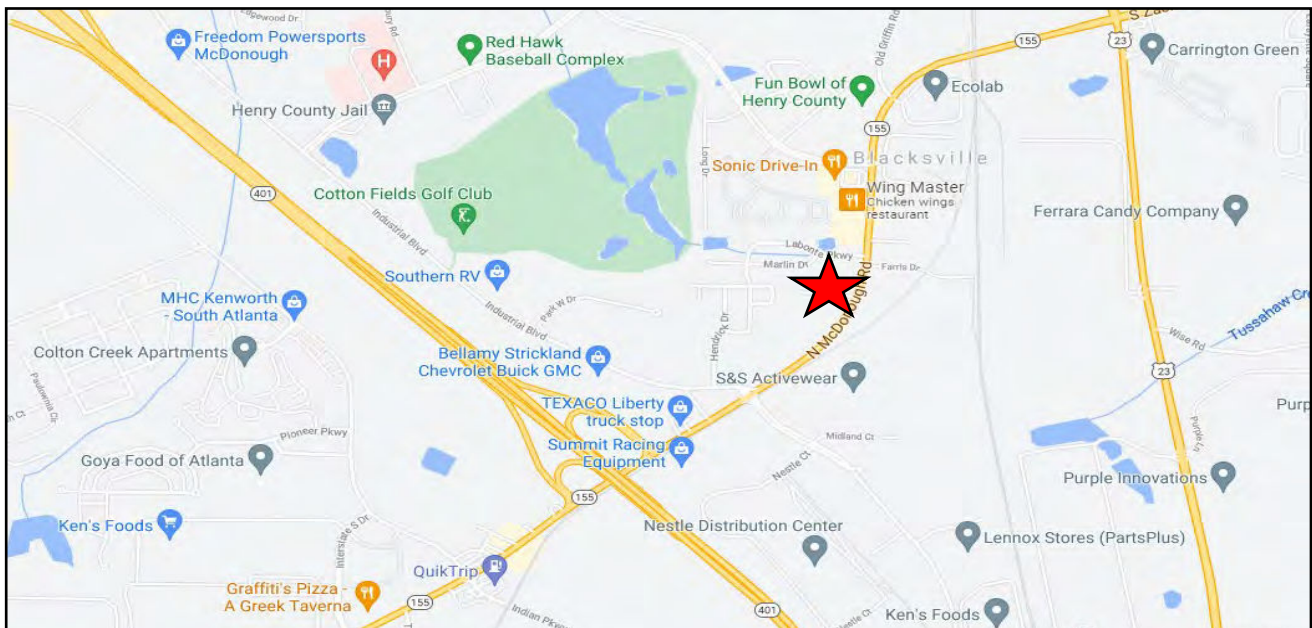
SITE PLAN



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DEMOGRAPHICS - HENRY COUNTY

