

FOR LEASE

334 NORTH CLARENDON AVE. SCOTTDALE, GA 30079
TWO STORY BRICK, METAL & CONCRETE BUILDING



20,320 SQ.FT INDUSTRIAL BUILDING
PARTITIONED INTO 5 SUITES
ZONED M-1
FULLY FENCED WITH AUTOMATED GATE

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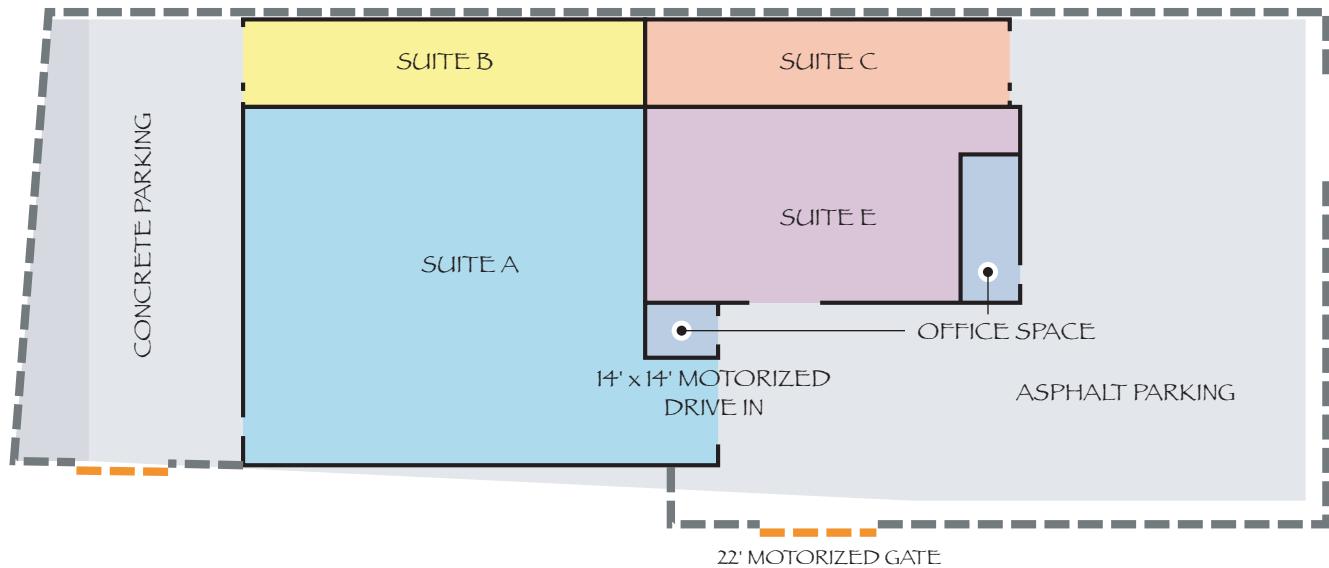


Rent Roll

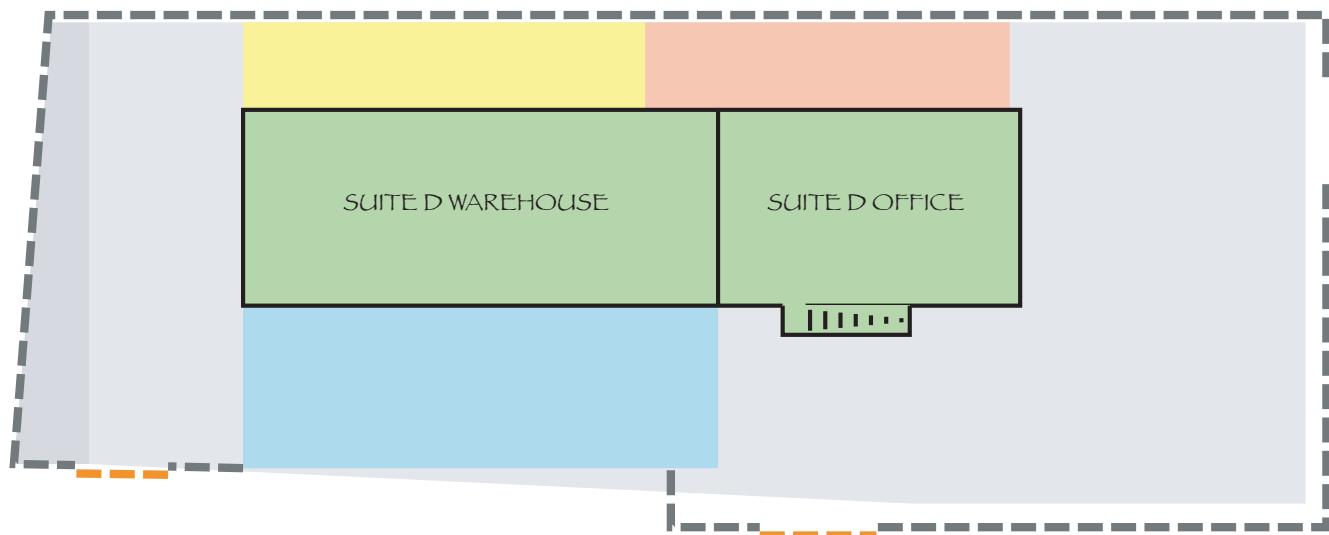
Suite A:	8,000 sq ft Warehouse space @ \$6 per sq ft.....\$4000 per month
Suite B:	1,500 sq ft Garage space @ \$7 per sq ft.....\$875 per month (Estimate)
Suite C:	1,250 sq ft Garage space @ \$7 per sq ft..... \$729 per month
Suite D:	2,500 sq ft Office @ \$6.00 per sq ft.....\$1250 per month. 4,000 sq ft Warehouse @ \$3.50 per sq ft.....\$1166 per month. \$2416 per month total (Estimate)
Suite E:	3,200 sq ft Garage space @ \$6 per sq ft.....\$1600 per month (3 years left on lease)
Total monthly rents when fully rented.....	\$9620.00
Annual rents when fully rented.....	\$115,440.00
Total Current monthly rents.....	\$2,100.00
Landlord pays water for building.....	\$150.00 per year
Annual Taxes for property is.....	\$4,500.00

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1st STORY



2nd STORY



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Suite A:

8000 sq ft warehouse space
14'by14' Automated drive in door
24' Automated Rolling fence gate
2 Baths
Office with HVAC
4000 sq ft with 25' ceiling height
4070 sq ft with 12' ceiling height
440 volt 3 phase electricity
Fully sprinklered



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Suite B:

1,500 sq ft Garage space
Bath with Shop sink
12'6" ceiling height
epoxy floor
8'by12' drive in door
30" walk in door
Not sprinklered
Alarm System



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Suite C:

1,250 sq ft Garage space
Bath with shop sink
10' ceiling height
7'by10' drive in door
30" walk in door
Fully sprinklered
Alarm System

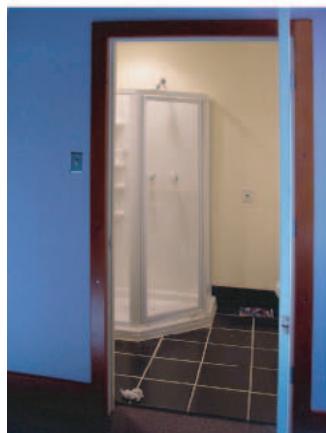


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Suite D:

Office:

2,500 sq ft Office Space
Bath with shower
Central HVAC
Fully wired for 10/100baseT and Voice
12' Ceiling Height
Zoned Lighting
Fully sprinklered
Alarm System



Warehouse:

4,000 sq ft Warehouse Space
12' ceiling height
fully sprinklered



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Suite E:

3200 sq ft garage space
8' x 10' drive in door
30" walk in door
13' x 17' office
2 baths
Fully sprinklered
All new electrical

