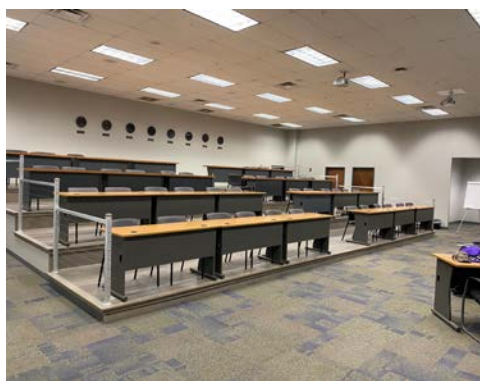


# FOR SALE

±135,500 SF INDUSTRIAL WAREHOUSE

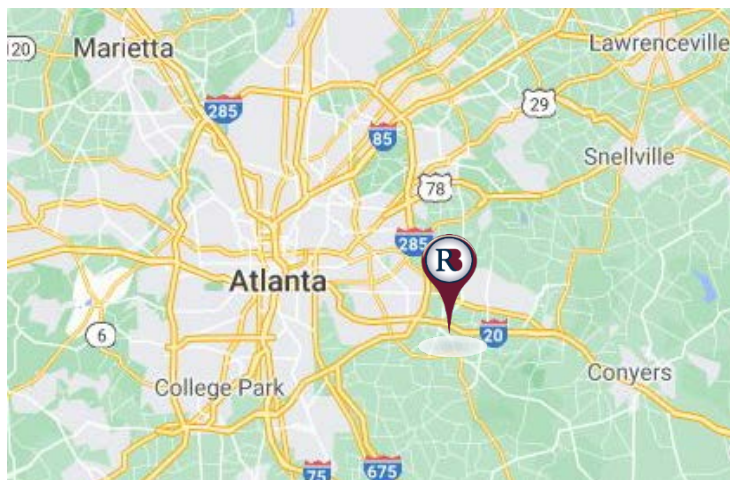
2933 Miller Road

Decatur, GA 30035



## PROPERTY HIGHLIGHTS

- ✓ ± 15 Acres
- ✓ ± 135,500 SF (30% Office)/Zoned Light Industrial
- ✓ Single Tenant, NNN - Shaw Almex
- ✓ Lease Expires January 31, 2026
- ✓ Year Built 1985/Renovated 1996
- ✓ Concrete Tilt Wall Construction
- ✓ \$1M in Improvements
- ✓ 13' - 22' Clear Ceiling Height
- ✓ 7 Dock High Doors/1 Drive-In
- ✓ 6" Concrete Floor/Column Spacing 30' x 50'
- ✓ Sprinklered/100% Air Conditioning/8000 Amps of Power



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