

Warehouse for Sale

Office for Sale or Lease

125 Old Monroe Rd
Athens, GA



Office Space Profile

Size	11,2000± SF
Lot Size (Both)	7.345 Acres
Rental Rate/Price	Call for Rate/Price
Year Built	1998

Warehouse Space Profile

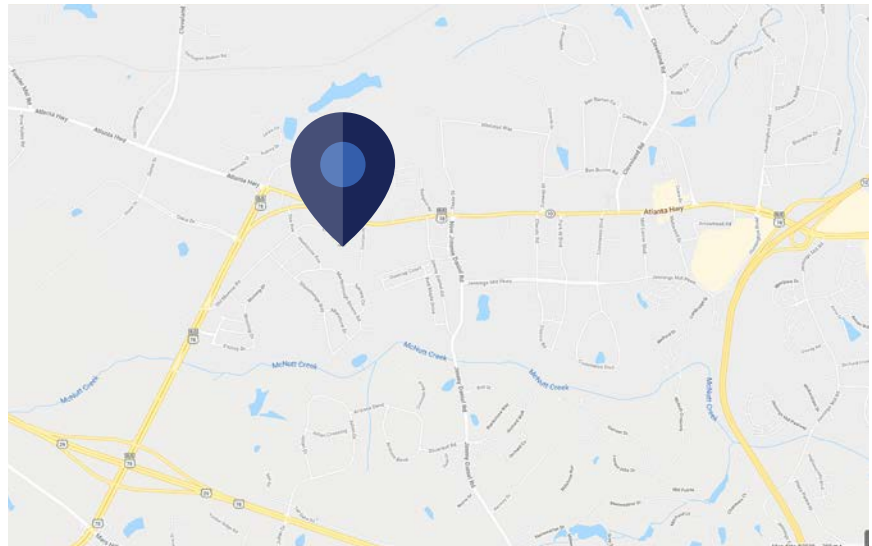
Size	40,700± SF Total 2,756 SF Office SF
Lot Size (Both)	7.3± Acres
Price	Call for Price
Year Built	1987
Doors	7 Dock-High with Edge of Dock Levelers 1 Van-High 2 Street Level

Retail Space Profile

Retail Store	2,518 SF 1.99 Acres 465' Frontage
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Features:

- 21'-25' clear height; 25'x25' column spacing in warehouse
- Fire rated security vault, outside storage
- High capacity wet sprinkler system, city sewer in warehouse & office
- 4 Exhaust fans with louvered intakes in warehouse



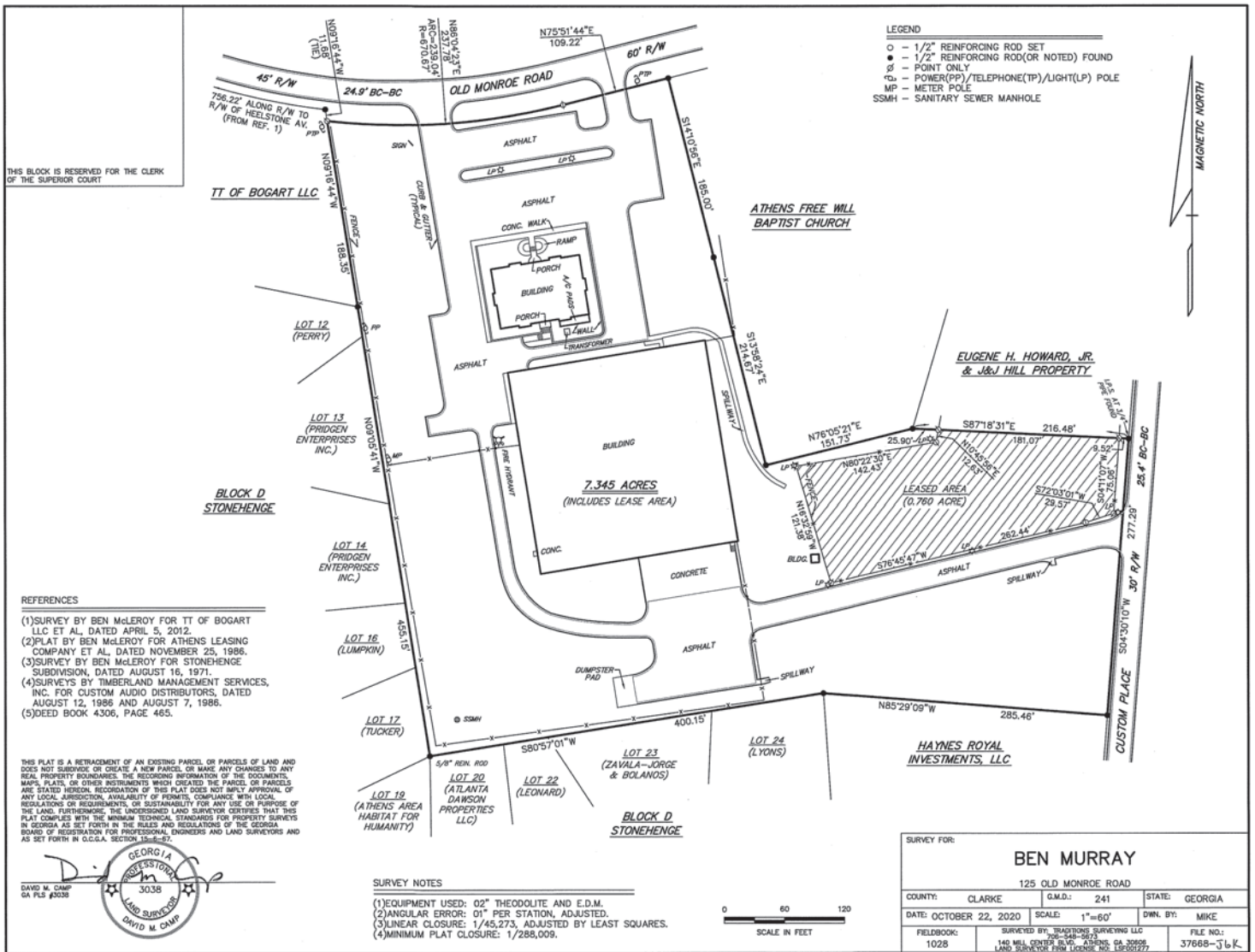
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