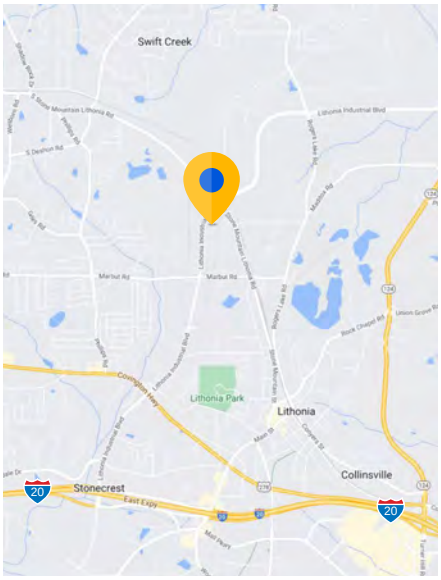
Sublease Available

1950 Lithonia Industrial Blvd
Lithonia, GA 30058

Overview

Premises:	70,000 SF - 66,500 SF Warehouse, 3,500 SF Office
Term:	Negotiable
Available:	30 Days
Rental Rate:	Please contact
Building Class:	Class C Industrial Warehouse
Ceiling Height:	18’
Doors:	8 Docks, 4 with Levelers; 1 Street Level Door (12’x14’)
Parking:	60 car parking
Year Built:	1967, renovated 2019
Zoning:	M-1
Acres:	5.84



Space Specs

- 25’ x 40’ column spacing
- HVAC in office only
- 3 warehouse exhaust fans
- 7 warehouse gas heaters
- LED lighting throughout
- 1200 amp, 3-Phase power
- Rail served - CSX
- Trailer parking
- Gated outside storage
- Sprinkled - wet system

For more information:

Scott Hardeman
404.446.1863 direct
shardeman@cresa.com

Market Overview

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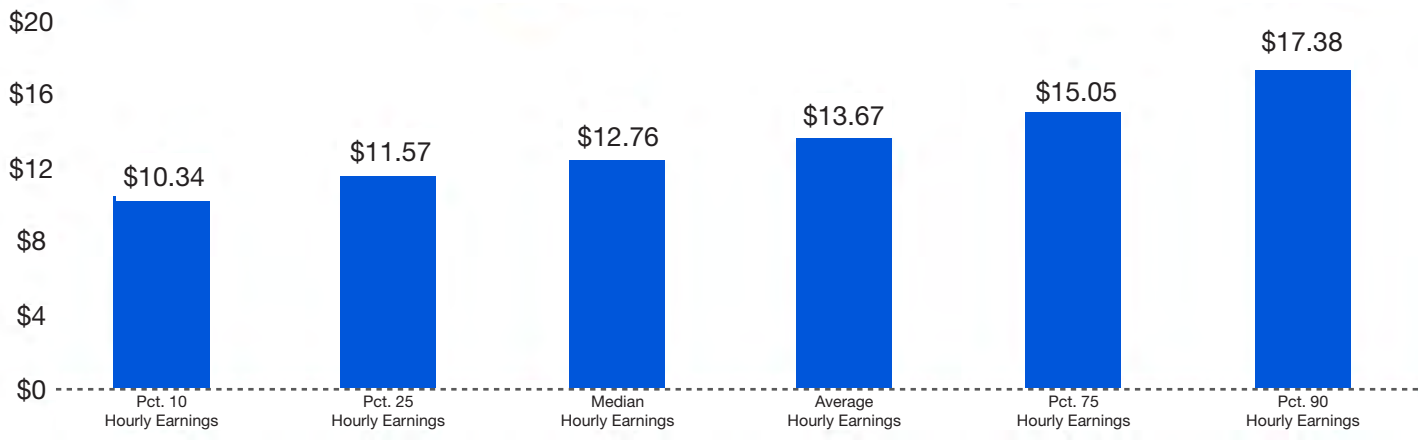
5 Year Population Growth Rate	1.14%
Labor Force	485,941
Total Unemployment	21,352
Unemployment Rate	4.72%
Average Commute Time	35 Min
Cost of Living Index	95.9
Average Home Price	$323,076
Average Monthly Rental - 1 Bedroom	$1,107

Hartsfield-Jackson International Airport
27 Miles

Port of Savannah Staging Area
241 Miles

MSA Labor Cost



BLUECHIP INSIGHTS

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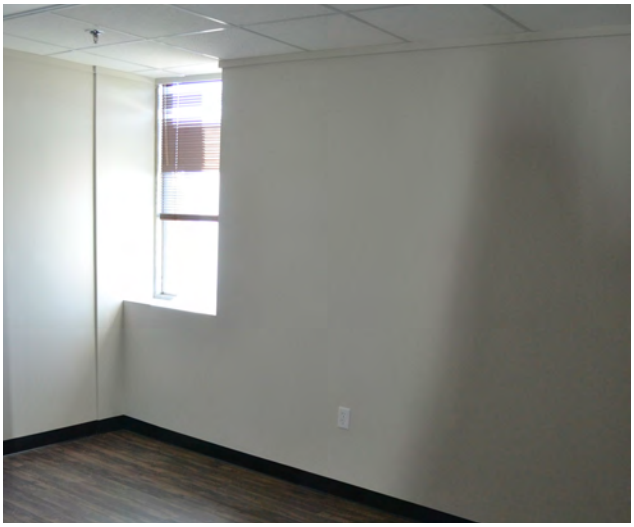
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