

# 420 Lee Industrial Boulevard



**140,400 SF Available**



**Two-Tenant Bulk Warehouse**  
**561,600 Square Feet on 34± Acres**  
 420 Lee Industrial Boulevard  
 Austell, Cobb County, Georgia 30168

## Premier Location

- I-20 Exposure
- Easily Accessible
- Cobb County Taxes

## Attractive Terms

- \$1.50 - 2.35/SF Net
- CAM: \$.10/SF
- Taxes: \$.22/SF, Insurance: \$.10/SF

## Vacant Space Specifications

- 520' Deep x 270' Wide
- 1,600-amp, 277/480-volt Power
- Five Dock-High & One Drive-In Door
- 23' - 24' Ceiling Heights
- 40' x 40' Column Spacing
- Class-3 Wet Sprinkler System
- Trailer Parking

## Improvements

*Renovation Completed 09/2003*

- New Roof: EPDM Rubber System
- Expanded Truck Court up to 150'
- Five Additional 9' x 10' Dock Doors
- Metal Halide Lighting to 25 fc
- Building Interior & Exterior Painted



**Solution**  
Property Group

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[www.solutionproperty.com](http://www.solutionproperty.com)

For more information, contact:

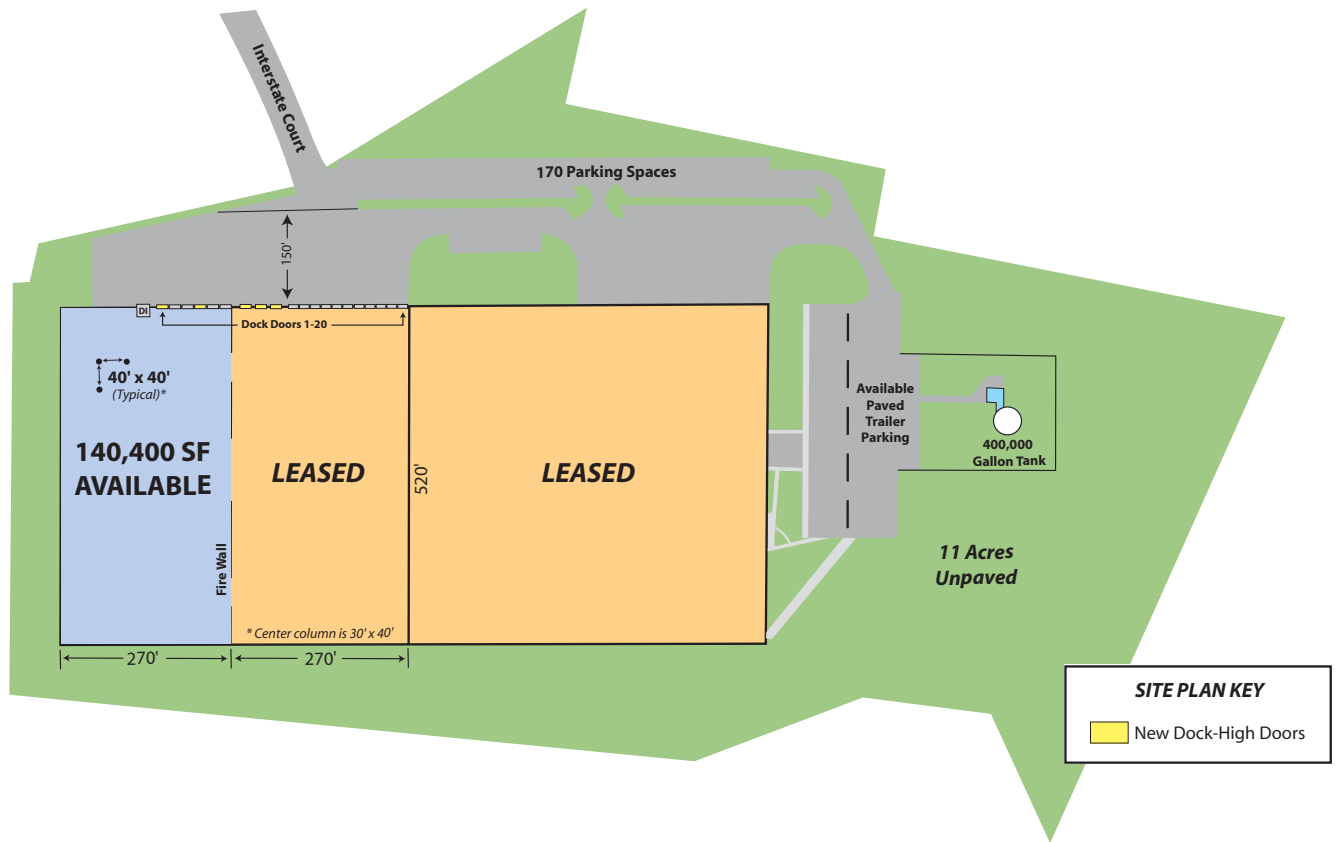
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# Site Plan & Aerial



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