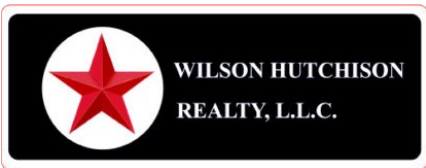




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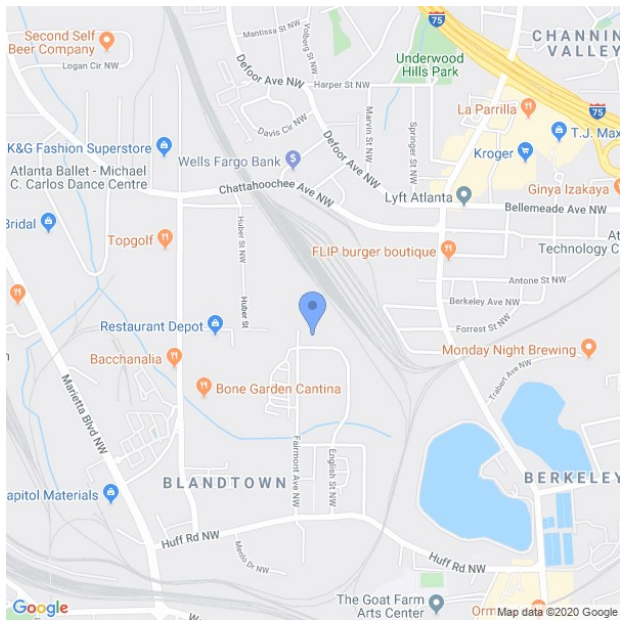


# Industrial for Sale or Lease at 1455 English Street

1455 ENGLISH STREET NORTHWEST, ATLANTA, GEORGIA 30318



COMMERCIAL • INDUSTRIAL • FOR SALE OR LEASE



**SALE PRICE \$6,300,000 (\$180.00 /SQFT)**  
**LEASE RATE \$11.00 /SQFT MG**  
**SALE TYPE OWNER USER**  
**BLDG TYPE SINGLE-TENANT**  
**CLASS B**  
**STATUS EXISTING**  
**YEAR BUILT 1965**

**STORIES 1**  
**TOTAL AVAIL 35,000 SQFT**  
**AVAIL 35,000 TO 35,000 SQFT**  
**RBA 35,000 SQFT**  
**CONTIG SPACE 35,000 SQFT**  
**LAND AREA 1.57 ACRES**  
**MARKET ATLANTA**

- 28' clear
- 100 yards from Beltline
- Dock and Drive in
- 1300 Amps Power/ Three Phase Power
- Overhead crane
- 300-lb Gas Pressure

Flex property for sale or lease in Fulton county with 35,000 sf +/- sf including 3,000 sf +/- of office space. Owner is willing to build-out complex into office for right deal.



TYPE: **WAREHOUSE**

AVAILABLE: 35,000 SqFt

LEASE RATE: \$11.00 MG

SUITE/UNIT: 1

FLOOR: 1

MIN DIVISIBLE: 35,000 SqFt

MAX CONTIGUOUS: 35,000 SqFt

OFFICE IN WH: 3,000 SqFt