

DEMPSEY ONLINE ONLY AUCTION

18,000± SQ FT OFFICE/WAREHOUSE BUILDING

Bidding Opens June 12TH and Bidding Closes June 19TH at 12:00 PM ET

Lithonia, Dekalb County, GA

Property located at 2485 Lithonia Industrial Boulevard, Lithonia, GA

1.9 Acre Lot – All Utilities – Incredible Visibility



Property Highlights:

Multi-Tenant Facility: This one-story building offers versatile accommodations, comprising 9,500± square feet of warehouse space complete with offices, (2) restrooms, and multiple entry points, including a convenient front single-entry door, 12' roll-up door, and (4) 12' rear roll-up doors for seamless operations

Flexible Office/Retail Space: Embrace the potential of 8,500± square feet of unfinished office/retail space, designed to accommodate up to seven units. With five glass front entries and a roll-up door, this area presents endless possibilities for customization to suit diverse business needs.

Convenient Features: Enjoy the convenience of front and rear exterior lighting, ensuring visibility and security around the clock. The property also offers ample paved parking, facilitating smooth access for employees, clients, and visitors alike.

Prime Location: Boasting frontage on Lithonia Industrial Blvd and Dona Lisa Drive, this property enjoys exceptional visibility and accessibility within the thriving industrial district of Lithonia.

Additional Details:

2023 Property Taxes: \$29,861 – Zoning: M (Industrial District) – Paved Parking – ALL Utilities

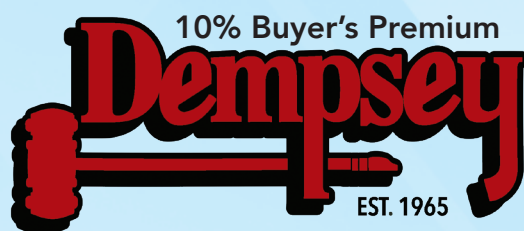
INSPECTION: Out of respect for the tenant, the interior will be shown by Appointment Only. Please contact our office for your personal showing.

BIDDING: The bidding will be ONLINE ONLY. Bidding Opens on June 12TH at 12:00 pm and the Bidding Closes on June 19TH at 12:00 pm ET.

PROJECT MANAGER: Lou Dempsey – 770.546.2800 – ldempsey@dempseyauction.com

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