



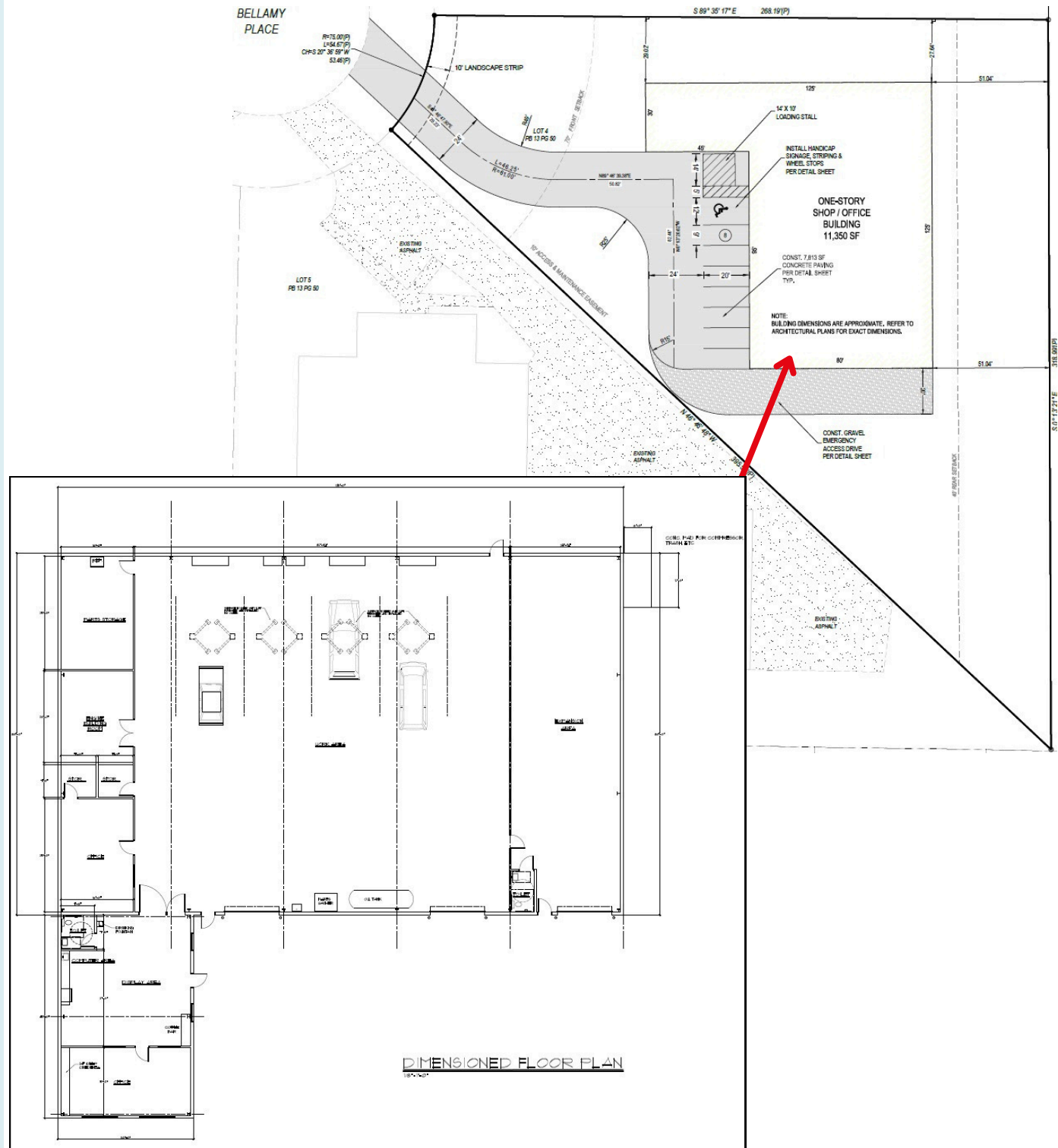
For Sale

20 Bellamy Place, Stockbridge, GA 30281



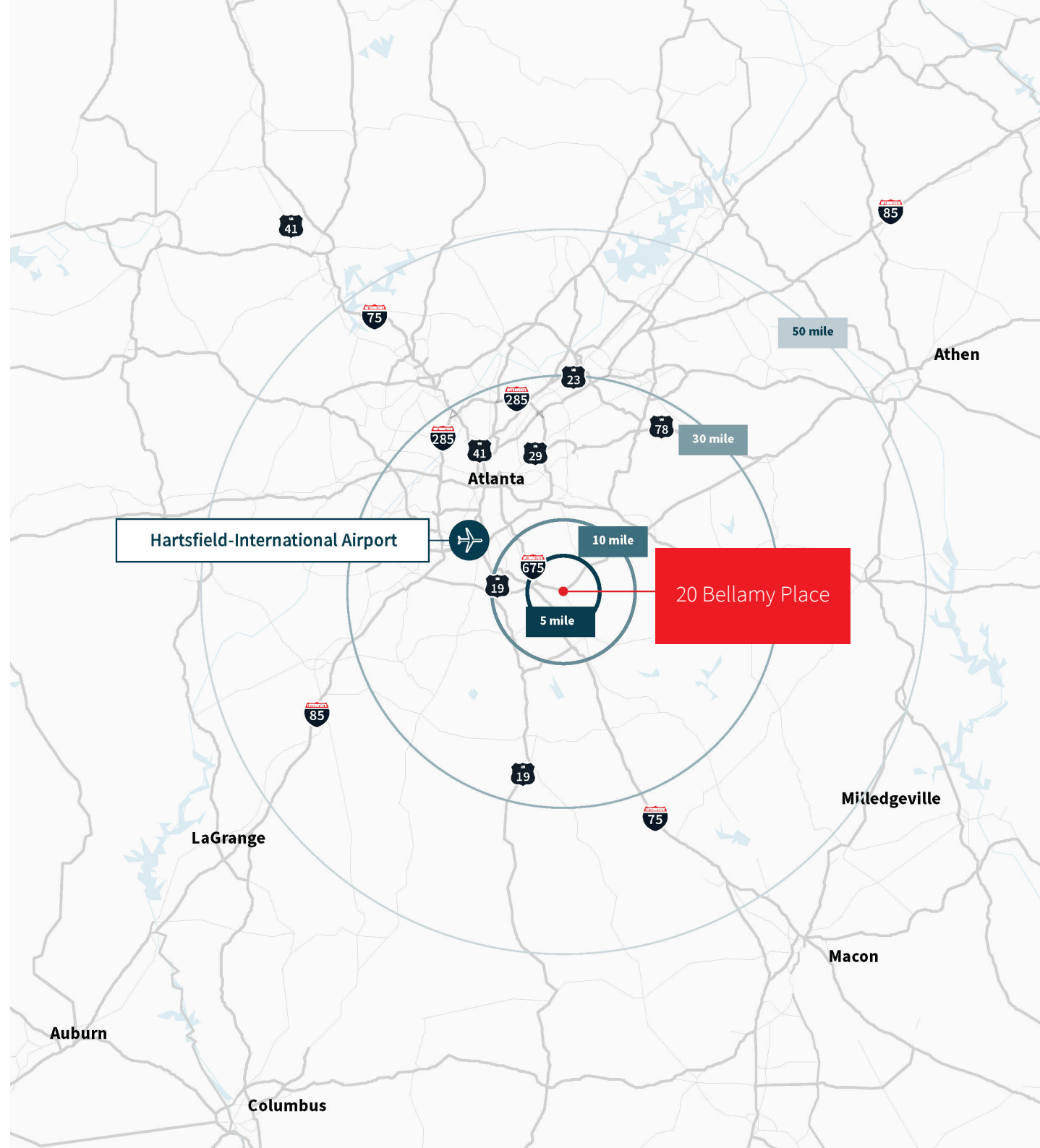
Property Specifications

- Total building: 11,725 sq ft
 - Engine Room: Approx 400 sq ft
 - Warehouse/Shop: 10,000 sq ft
 - Dimensions: 80'x125'
 - Mezzanine (not included in overall sq ft): 1,360 sq ft
- 1.42 acres
- Year built: 2016
- Utilities:
 - Water: Henry County
 - Heat - Atlanta Gas
 - Sewer: Septic on site
 - Power: Georgia Power
- Showroom building and shop interior buildout are fully conditioned (HVAC)
- Clear heights:
 - Shop: 16' corner height, 18' center ridge height
 - Showroom: 12' corner height, 12' center ridge height
- 3-Phase electrical
- (1) automated oversized drive-in
- (2) manual oversized drive-in's
- Full shop cross-ventilation fan in addition to large Big Ass Fan
- 16 camera surveillance system onsite (remote access as well)
- Updated T3 LED lighting over car lifts
- 8"- 10" slab underneath car lifts
- Updated Outdoor LED lighting
- Owners are open to negotiate on lifts/equipment
- Warehouse bathroom/shower
- Shop was designed to be subdivided for additional tenant (See Floor Plan)
- Instant hot installations on all sinks
- Seven (7) existing exterior parking spaces (Can easily expand to 20+)
- Price: \$1,850,000 or \$157.78/sf
- Zoning: M2 (Heavy)



Key Drive-Times

U.S Route 23	0.4 miles
I-75	4 miles
I-675	5 miles
I-285	14 miles
Hartsfield-Jackson Int. Airport	17.4 miles



2024 Labor Demographics

Number of households

1-miles	3-miles	5-miles
1,124	13,296	128,373

Number of employees

1-miles	3-miles	5-miles
567	15,455	99,319

Estimated population

1-miles	3-miles	5-miles
3,006	36,650	366,516

Number of businesses

1-miles	3-miles	5-miles
115	2,503	12,570



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