



INDUSTRIAL BUILDING

±5,000 SF AVAILABLE

FOR LEASE



173 H.D. ATHA ROAD
MONROE, GA 30655

PROPERTY OVERVIEW

±5,000 SF

AVAILABLE

±0.70 AC

SITE AREA

B-2

WALTON COUNTY ZONING

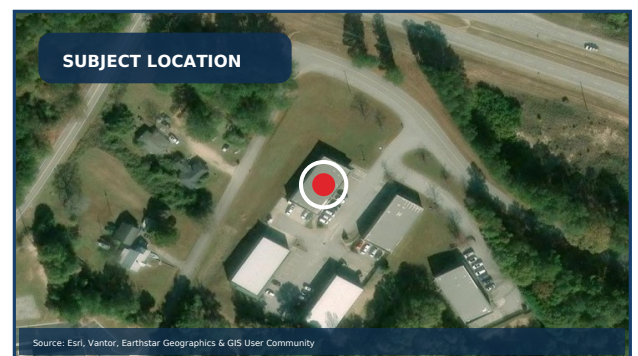
2004

YEAR BUILT

BUILDING HIGHLIGHTS

- ±1,200 SF office area
- 16'-18' clear ceiling height • clear span
- One 12' x 12' grade-level door
- 3-phase power
- 100% HVAC in warehouse
- Highway 78 visibility
- New signal at Hwy 78 & Youth Monroe Rd.

HIGHWAY 78 POSITIONING



Visible from Highway 78

Signalized intersection nearby

LEASING CONTACT

Jeremy Dupree, SIOR

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Information believed reliable, but not guaranteed; subject to change or withdrawal without notice.



173 H.D. ATHA ROAD

MONROE, GEORGIA

FOR LEASE



OFFICE / RECEPTION



PRIVATE OFFICE



HVAC WAREHOUSE



GRADE-LEVEL LOADING

FOR LEASING INFORMATION

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