

***Shop Building/Warehouse for Lease
Southwest Carroll County***



4294 Tyus Carrollton Road

**8,500 sf shop building, ½ mile north of GA Hwy 5 in Tyus
Roof and interior in excellent condition
Built for heavy equipment maintenance and repair
8 each 14X16 doors, 4 each side for drive through
Heavy power, county water, air compressor with lines throughout
Some outside storage allowed with landlord approval
6" reinforced concrete floor, 18' clear eave height, 20' center
Office with bath and storage areas
Grease pit for undercarriage maintenance
Asking \$7/sf/yr., modified gross
3 year minimum lease, 5 year preferred**

***Offered for lease exclusively by
Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-301-1886 ebroker@msn.com
www.westgeorgiacommercial.com***







Bays 3 and 4 with grease pit and wash drain

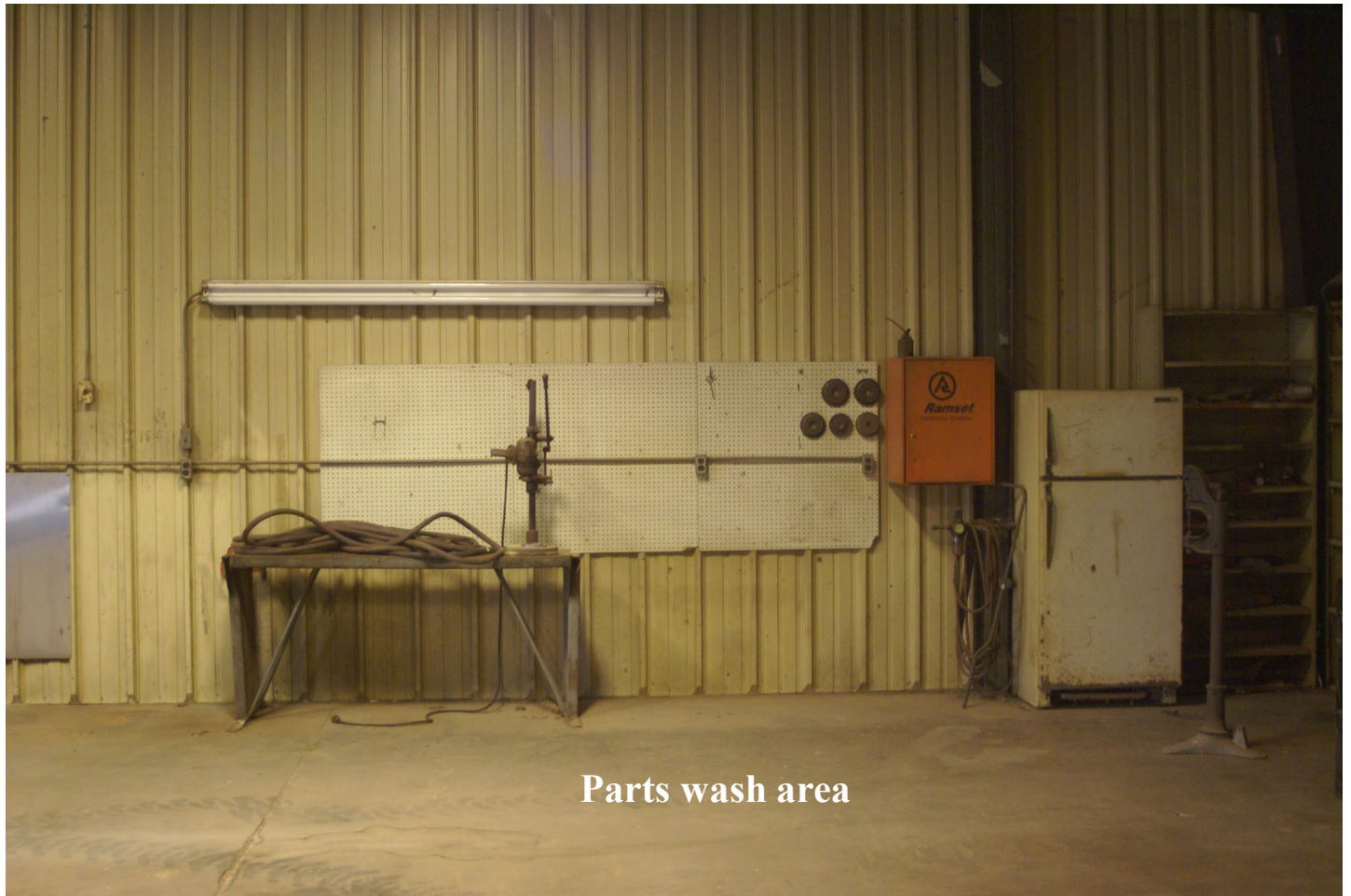


Office area with bath and parts room





Bays 1 and 2 with working lathe if needed



Parts wash area