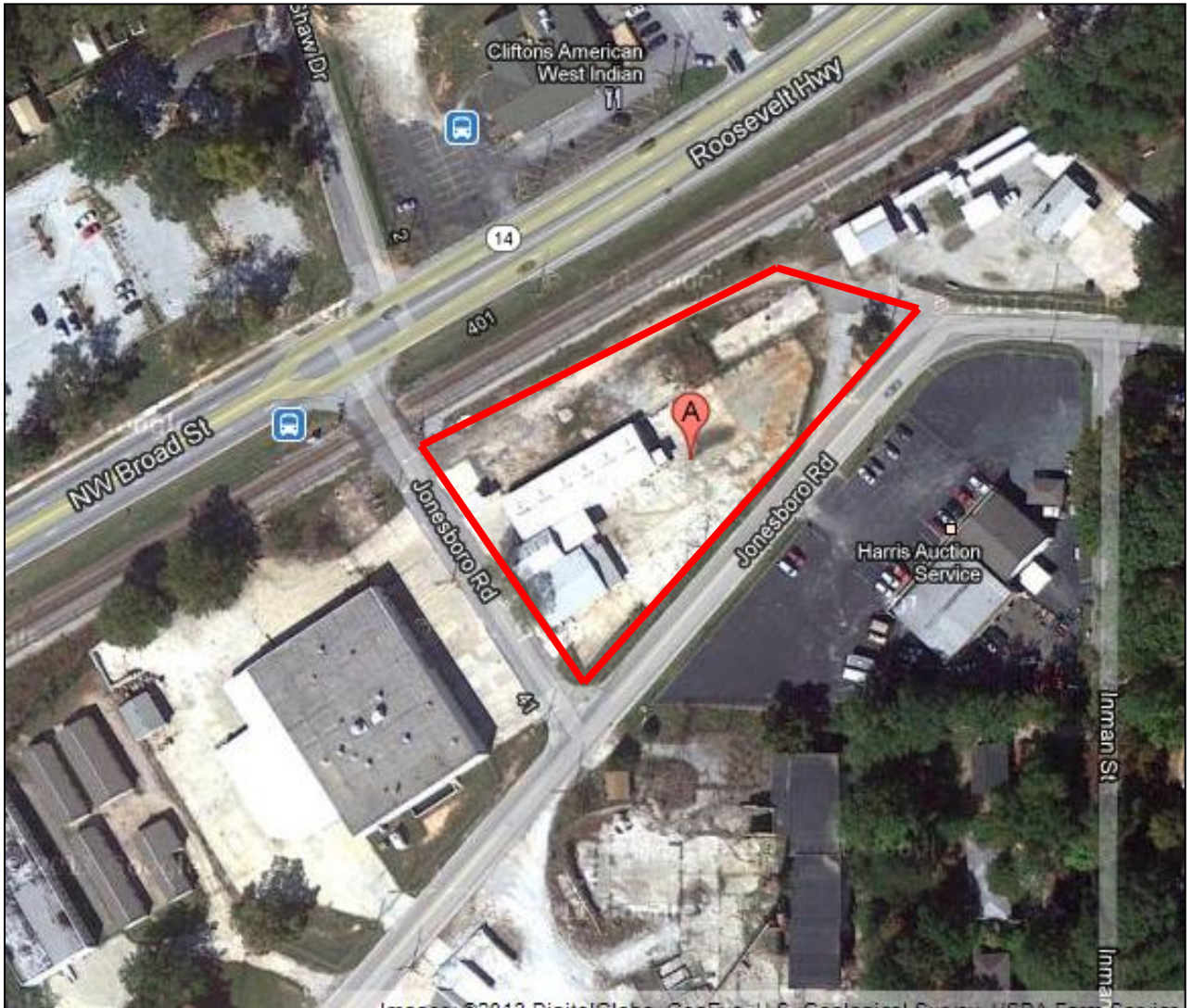


FOR SALE

8,185 SQ FT OFFICE/WAREHOUSE
57 JONESBORO RD
FAIRBURN, GA 30213



ASKING PRICE: \$175,000



COMMERCIAL, LLC

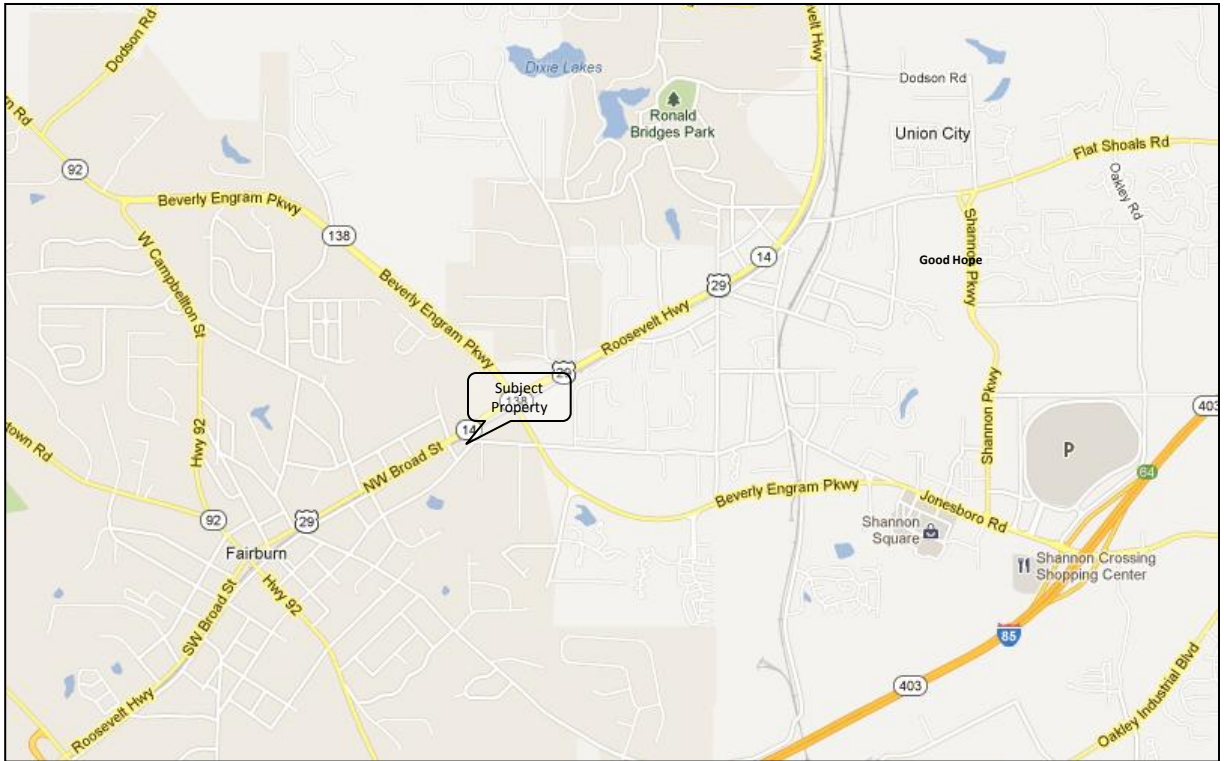
6185 Crooked Creek Road, Suite C
Norcross, Georgia 30092
Telephone: 770-449-1600
Fax: 770-449-6110
www.isicommercial.com

CONTACT:

Mark Moore
theiss@bellsouth.net
(404) 886-0552

Tommy Arnold
RT Realty Group
(404) 933-6100

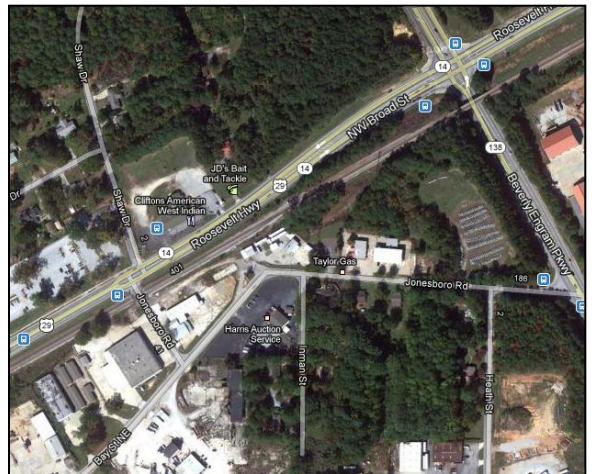
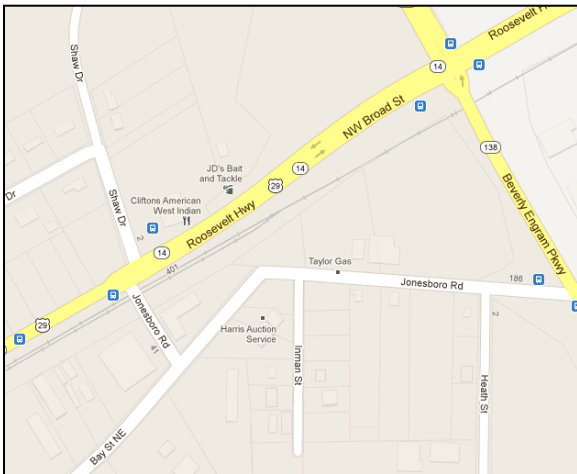
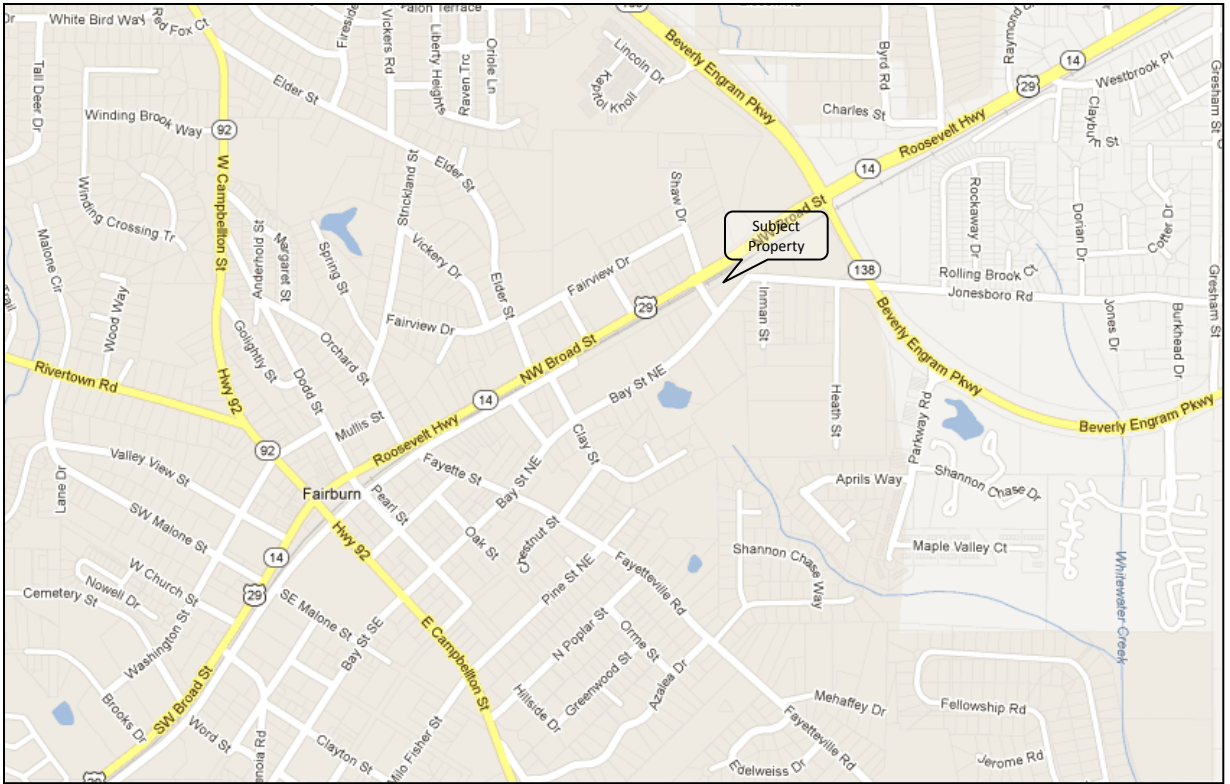
LOCATION MAP



PROPERTY FACTS

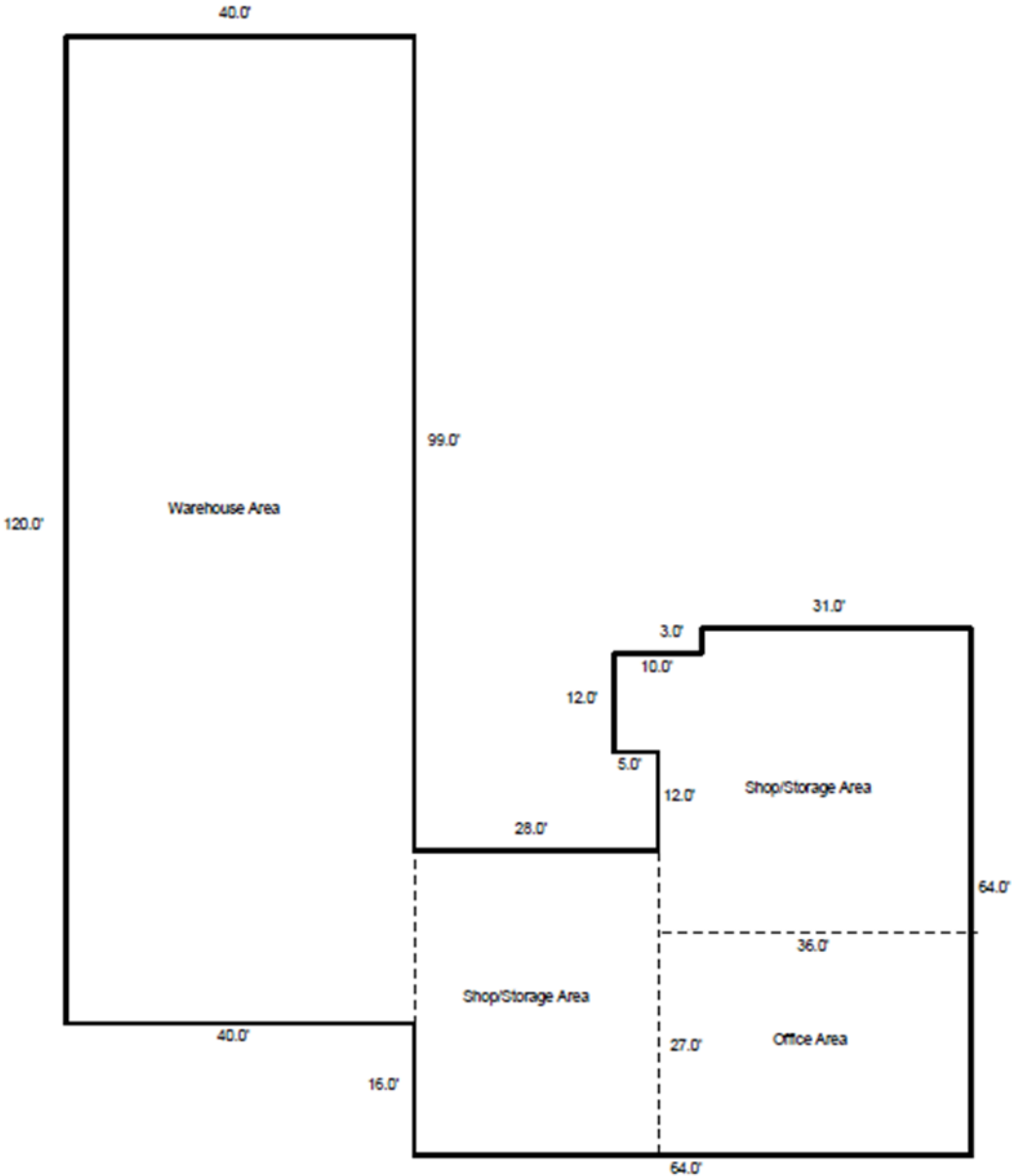
- Located in Fulton County, in Fairburn city limits
- About 25 miles southwest of Atlanta
- Surrounded by a mix of industrial, commercial and residential
- Great access to I-85 nearby (exit 64)
- Zoned M1 Light Industrial
- 8,185 sq ft building on 0.686 acres
- 972 sq ft office / 7,213 sq ft warehouse
- All public utilities available
- Good location at intersection of Jonesboro Rd and Bay St

NEIGHBORHOOD LOCATION MAP



 <p>COMMERICAL, LLC</p>	<p>6185 Crooked Creek Road, Suite C Norcross, Georgia 30092 Telephone: 770-449-1600 Fax: 770-449-6110 www.isicommercial.com</p>		<p>CONTACT:</p>
	<p>Mark Moore</p>	<p>Tommy Arnold</p>	
	<p>theiss@bellsouth.net</p>	<p>RT Realty Group</p>	
	<p>(404) 886-0552</p>	<p>(404) 933-6100</p>	

BUILDING SKETCH



SKETCH CALCULATIONS	
Building Area	
First Floor	8185.0
Total Building Area	8185.0

PHOTOGRAPHS



VIEW OF SUBJECT



EXTERIOR VIEW ALONG SOUTHERN ELEVATION

PHOTOGRAPHS



EXTERIOR VIEW



EXTERIOR VIEW

PHOTOGRAPHS



INTERIOR WAREHOUSE VIEW



INTERIOR OFFICE VIEW