

For Sale
Office/Warehouse
Inside City



**103 A Kingsbridge Dr.
Carrollton, Ga. 30117**

- **3,750 sf on .61 acres**
- **Whole building is heated and cooled**
- **One grade level door and one standard dock high door**
- **Built 2006, excellent condition**
- **Cameras and security system in place**
- **Ample parking**
- **Three offices plus nice conference room**
- **Some furnishings included**
- **Three phase power with dual meters**
- **List price: \$175,000**

Offered for Sale Exclusively by
Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-301-1886 ebroker@msn.com

Front Office/Reception Area





Easy access to dock high door for 18 wheeler



Well manicured lawn and landscaping

NO.	DESCRIPTION	REMARKS
1	SEE PLAT FOR	
2	SEE PLAT FOR	
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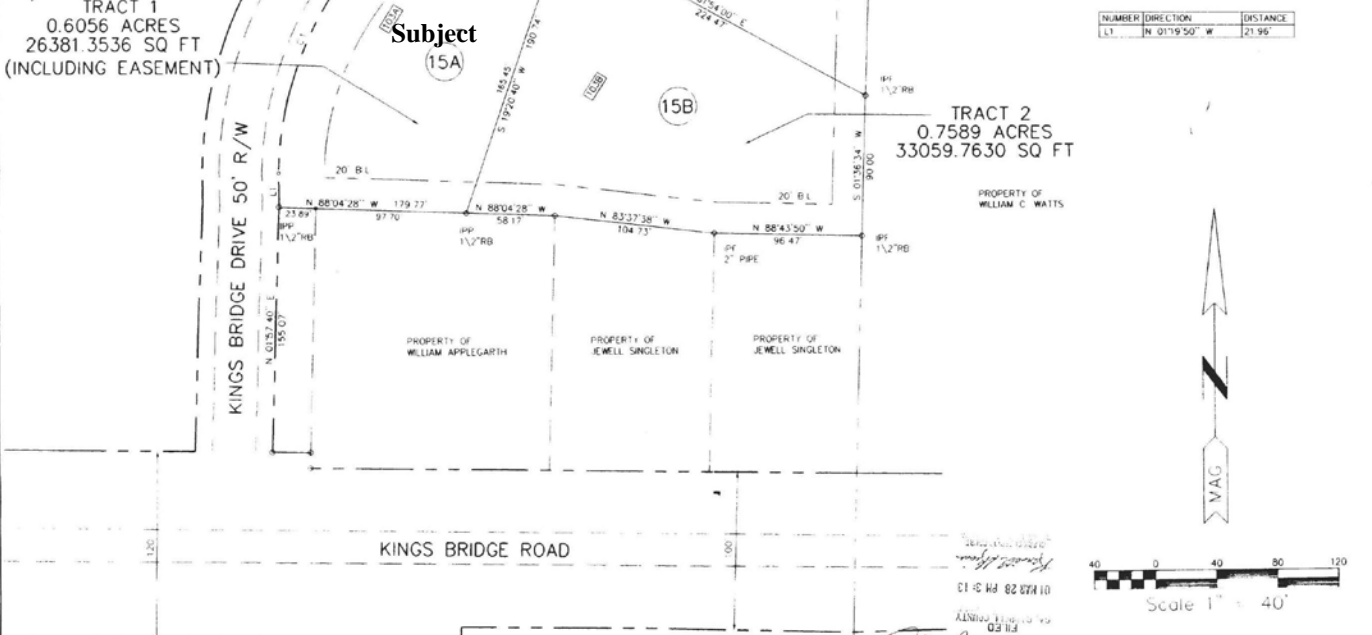
File name: JEP.DATA.010206
SN: 01022014274508

NUMBER	DELTA	ANGLE	CD	TAN	RAD	ARC	CHORD
C1	45:00:30	N 24:03:25 E		90.44	218.29	171.48	167.10
C2	07:02:59"	N 43:02:10 E		16.25	263.82	32.44	32.44
C3	05:29:40"	N 36:45:31 E		12.66	263.82	25.29	25.29

TRACT 1
0.6056 ACRES
26381.3536 SQ FT
(INCLUDING EASEMENT)

TRACT 2
0.7589 ACRES
33059.7630 SQ FT

NUMBER	DIRECTION	DISTANCE
LL1	N 01:19:50" W	21.95



GENERAL NOTES:

- NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.
- THE PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
- NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES IS IMPLIED. ONLY THOSE ITEMS SHOWN ARE SHOWN.
- NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED. ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.
- ONLY ACTS OF POSSESSION IF ANY THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADVERSERS TO THE LAND SHOWN AND DESCRIBED HEREON.
- NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES TO INCLUDE, BUT NOT LIMITED TO, IMPLICATIONS OF ZONING OR OTHER REGULATIONS ARE IMPLIED. ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.
- THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY IMPLY THAT THE TORY OR CONTRACT HERETO IS AN AMOUNT NOT TO EXCEED THE FEE CHARGED IF ADDITIONAL LIABILITY IS REQUIRED BY THE CLIENT. THEN AN AMOUNT OF 1% OF THE TOTAL LIABILITY REQUEST MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF WORK.
- THE SURVEY PLAT AND ALL CONTENTS ARE THE PROPERTY OF TIM MCGUKIN AND COMPANY AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIM MCGUKIN.

CLOSURE
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,200 FEET AND AN ANGULAR ERROR OF .002 PER ANGLE POINT AND WAS ADJUSTED USING THE CRANDALL RULE.

A 1" BY 1" PHOTO 015 512 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 205,073 FEET.

PROPERTY SURVEY FOR
MIKE TAYLOR *7/4/05*

SCALE: 1" = 40'
DATE: 02-28-05
LOCATION: IN LL 163
10TH DISTRICT
CARROLL COUNTY GEORGIA
CITY OF CARROLLTON
DRAFTED BY: DTS
REVISED

TIM MCGUKIN & COMPANY, LAND SURVEYING and LAND PLANNING
1100 ROSS STREET SUITE-B CARROLLTON GEORGIA 30117 - TEL.(770)852-0118

[Professional Seal of Tim McGukin, Licensed Professional Surveyor, State of Georgia, No. 18372]

PROPERTY SURVEY FOR
MIKE TAYLOR *7/4/05*

SCALE	LOCATED IN	THICKNESS	DRAWN BY
1" = 40'	LL 163		DTS
02-28-05	10TH DISTRICT		REVISED
001 15 KINGS BRIDGE CENTER SUBDIVISION	CARROLL COUNTY GEORGIA		
	CITY OF CARROLLTON		
DRAWING NUMBER	FIELD BOOK	PAGE	
010206	104	39	2-12-01