



**420 W. Industrial Ct.  
Villa Rica, Georgia**

***Priced to Sell !***  
**\$749,000**



- ▶ 23,000 sf industrial building on 3.5 acres
- ▶ Public water & sewer
- ▶ 1.5 miles north of I-20, Exit 24
- ▶ 16 ft clear in 11,000 ft space
- ▶ 2 dock high doors, 3 drive-ins, 1 interior dock high
  - ▶ Existing lease in 11,000 sq ft will stay or go with 90 day notice  
Lease rate \$2.85/ft modified gross
- ▶ Security system
- ▶ Heavy power and gas
- ▶ 2 Overhead cranes included, 2T and 3T
- ▶ 24 ft clear in 12,000 ft space
- ▶ 1,500 +/- sq ft office including mezzanine



**Marketed Exclusively by:**  
**Mike Patterson, CCIM**

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