



## Atlanta West Antiques Mall Building Bremen, GA

**Priced to Sell !**  
**\$595,000**



- ▶ +/-58,000 sq ft industrial space in downtown Bremen
- ▶ Rail available at addl expense (switch installation)
- ▶ 1,200 sq ft office on main level
- ▶ Lower level plant & warehouse 15,000 sq ft
- ▶ Dock high on main and lower level
- ▶ Fluorescent light throughout
- ▶ Freight elevator from lower to main levels
- ▶ 4.8 acre lot, paved & fenced
- ▶ Approximately 350 parking spaces
- ▶ Atlanta West Antique Mall is current lease for 25,000+/- sq ft. NOI from lease is approximately \$30,000/yr. Lease is month-to-month but lease will stay as long as feasible.
- ▶ Heavy power, water, sewer and gas on site
- ▶ All areas are sprinkled & equipped w/alarm system
- ▶ Main level plant & warehouse 36,800 sq ft
- ▶ Mezzanine office & storage 5,000 sq ft
- ▶ Grade level doors on both levels
- ▶ Main plant & lower level have 12'6" ceilings
- ▶ Warehouse & storage areas are 20' +
- ▶ Hardwood floors over most of plant area
- ▶ Good city & county tax incentives for employers



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

**Office:** (770)241-9070

**Mobile:** (770)301-1886

**Fax:** (770)214-1578

**ebroker@msn.com**  
**www.westgeorgiacommercial.com**