

# Griffin, GA / South Atlanta Submarket

**FOR SALE OR LEASE | 23,160 Warehouse Space (Will Subdivide for Lease)**



430 Melrose Avenue, Griffin, GA 30223





# THE SPACE

Location	<b>430 Melrose avenue, Griffin, GA 30223</b>
Land Area	<b>3.23 Acres</b>
COUNTY	<b>Spalding</b>
Square Feet	<b>23,160 RSF (Will Subdivide for Lease</b>
Rent Per Square Foot	<b>\$6.50/SF NNN</b>
CAM	<b>\$1.25/SF</b>
Sales Price	<b>\$1,695,000.00</b>
Space Description	<b>Warehouse + 1,200 SF Office Space</b>

## HIGHLIGHTS

- 23' Clear Height
- 4 Dock High Doors and 1 Oversized Drive In Door
- New Roof in 2024

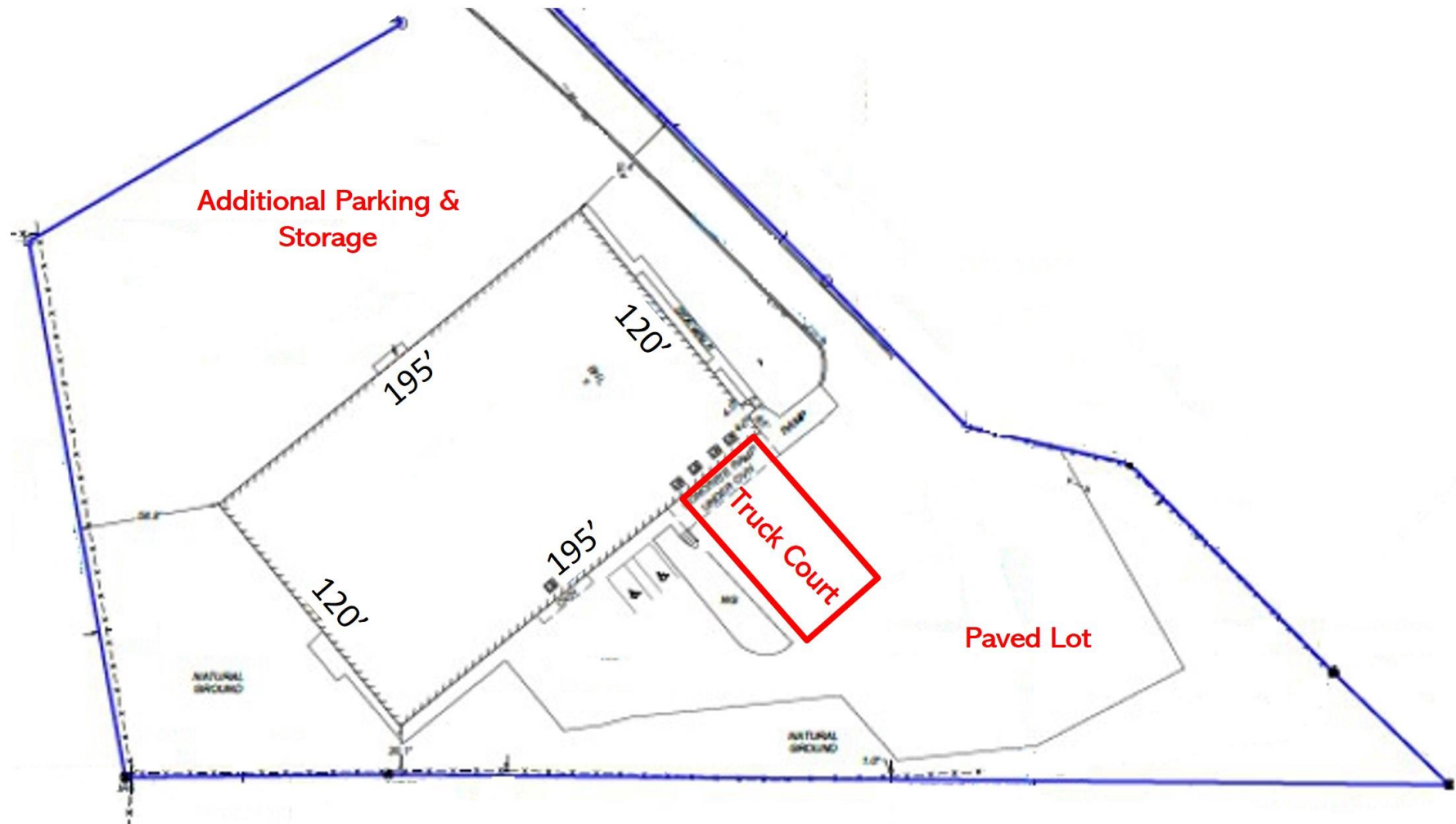


Bill Ward  
Partner  
404.869.2655  
bill@joelandgranot.com

For complete details, please visit: [www.joelandgranot.com](http://www.joelandgranot.com)



# SITE PLAN





# Map

