



Prudential Georgia Realty

**BrentHoffman.com**

*"When You Want It Sold"*

Commercial Real Estate Services

## Two Buildings for Sale—12,200 s.f.

**3,000 s.f. Office and 9,200 s.f. Warehouse on 4.6 Acres**

**4281 McBrayer Rd., Oakwood, GA 30566**

~~**\$725,000**~~ ~~**\$625,000**~~ **\$595,000**

- ◆ Approximately 3,000 s.f. of nice, professional office space
- ◆ Built in 2001
- ◆ Open Floor Plan (see attached)
- ◆ Excellent condition
- ◆ High-speed Internet
- ◆ Backup Generator
- ◆ 30+ Parking



- ◆ 18' Ceilings
- ◆ Office with Mezzanine
- ◆ Three 14' Rollup Doors
- ◆ Loading Dock
- ◆ Pad for Additional Building
- ◆ Outdoor Storage
- ◆ Paved Parking for Trucks



More info and video at [www.BrentHoffman.com](http://www.BrentHoffman.com)

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**4.6+ acres with room to expand, or use for outdoor storage.**

**Very nice office layout, recently painted, with quick internet facilities and extra storage.**



**Wide open section of offices.**



**Nice break area leading to picnic area with covered patio and BBQ.**



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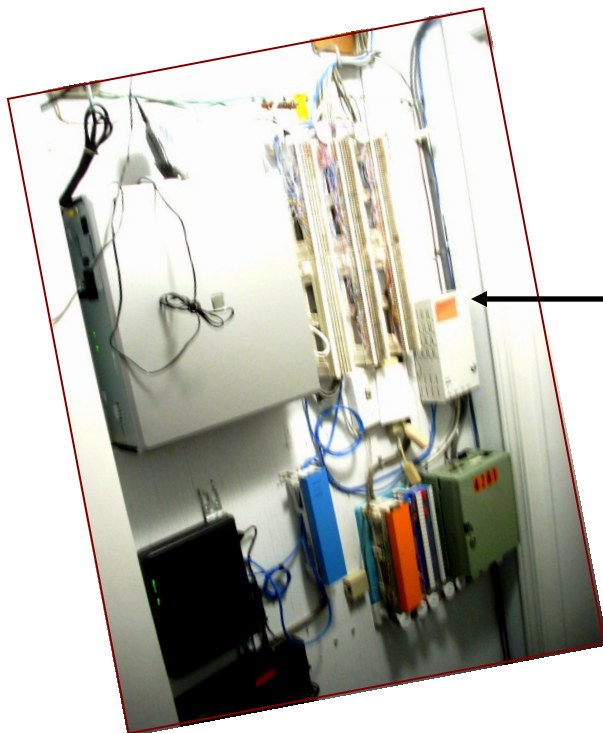




**18' ceilings in this section with loading dock and three (3) drive-in doors and office.**

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**Warehouse.**



**Quick Internet!**

**Large storage area or potential additional office space on top floor.**



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