

Sale Name: 18,000± Sq Ft Office/Warehouse Building Lithonia, Dekalb County, Ga
Online Auction

LOT 1 - 18,000± Sq Ft Office/Warehouse Building Lithonia, Dekalb County, Ga



Description

Lithonia, Dekalb County, GA
18,000± Sq Ft Office/Warehouse Building
1.9 ac Lot – All Utilities – Incredible Visibility
Property located at 2485 Lithonia Industrial Blvd, Lithonia, GA



Introducing 2485 Lithonia Industrial Blvd: A Versatile Office/Warehouse Building

Nestled in the heart of Lithonia, Dekalb County, GA, lies a remarkable opportunity for businesses seeking the perfect blend of space, functionality, and visibility. Welcome to 2485 Lithonia Industrial Blvd, an 18,000± square foot office/warehouse building situated on a spacious 1.9-acre lot, boasting incredible visibility and access to all utilities.

Property Highlights:

- **Multi-Tenant Facility:** This one-story building offers versatile accommodations, comprising 9,500± square feet of warehouse space complete with offices, (2) restrooms, and multiple entry points, including a convenient front single-entry door, 12' roll-up door, and (4) 12' rear roll-up doors for seamless operations
- **Flexible Office/Retail Space:** Embrace the potential of 8,500± square feet of unfinished office/retail space, designed to accommodate up to seven units. With five glass front entries and a roll-up door, this area presents endless possibilities for customization to suit diverse business needs.
- **Convenient Features:** Enjoy the convenience of front and rear exterior lighting, ensuring visibility and security around the clock. The property also offers

ample paved parking, facilitating smooth access for employees, clients, and visitors alike.

- **Prime Location:** Boasting frontage on Lithonia Industrial Blvd and Dona Lisa Drive, this property enjoys exceptional visibility and accessibility within the thriving industrial district of Lithonia.

Additional Details:

- **2023 Property Taxes:** \$29,861
- **Zoning:** M (Industrial District)
- Paved Parking
- ALL Utilites

Whether you're seeking a warehouse facility with office space, a retail showroom, or a multi-tenant investment opportunity, 2485 Lithonia Industrial Blvd presents an unparalleled canvas for your business endeavors. Don't miss the chance to make your mark in this dynamic location, where functionality meets visibility and endless possibilities await. Schedule your viewing today and seize this exceptional opportunity to elevate your business to new heights.

Quantity: 1



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