

# 60 Chamisa Road

Buildings 1 and 2 | Covington, Georgia 30016 | Newton County

**MULTI-TENANT  
100% LEASED  
WITH 9% RETURN**



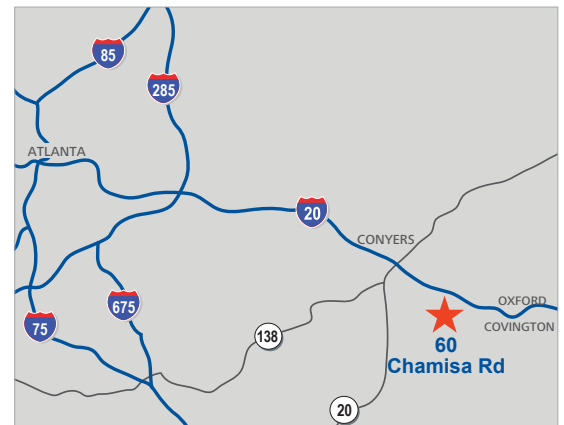
## INDUSTRIAL BUILDINGS FOR SALE

**TOTAL SF** 21,600 SF / 2.5 Acres

**ASKING PRICE** \$1,400,000

### HIGHLIGHTS

- Two buildings: 10,800 SF each
- Located 20± miles east of I-285 / I-20
- Brick on steel frame
- 100% leased; 5 spaces in each building
- 16'5"-21' ceiling height
- 5 drive-in doors per building
- 200 amps, 3 phase power in each space
- 100% fire sprinkler protected
- 44 car parking spaces; parking ratio: 2.04 / 1,000 SF



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Covington, Georgia 30016

## PROPERTY SUMMARY



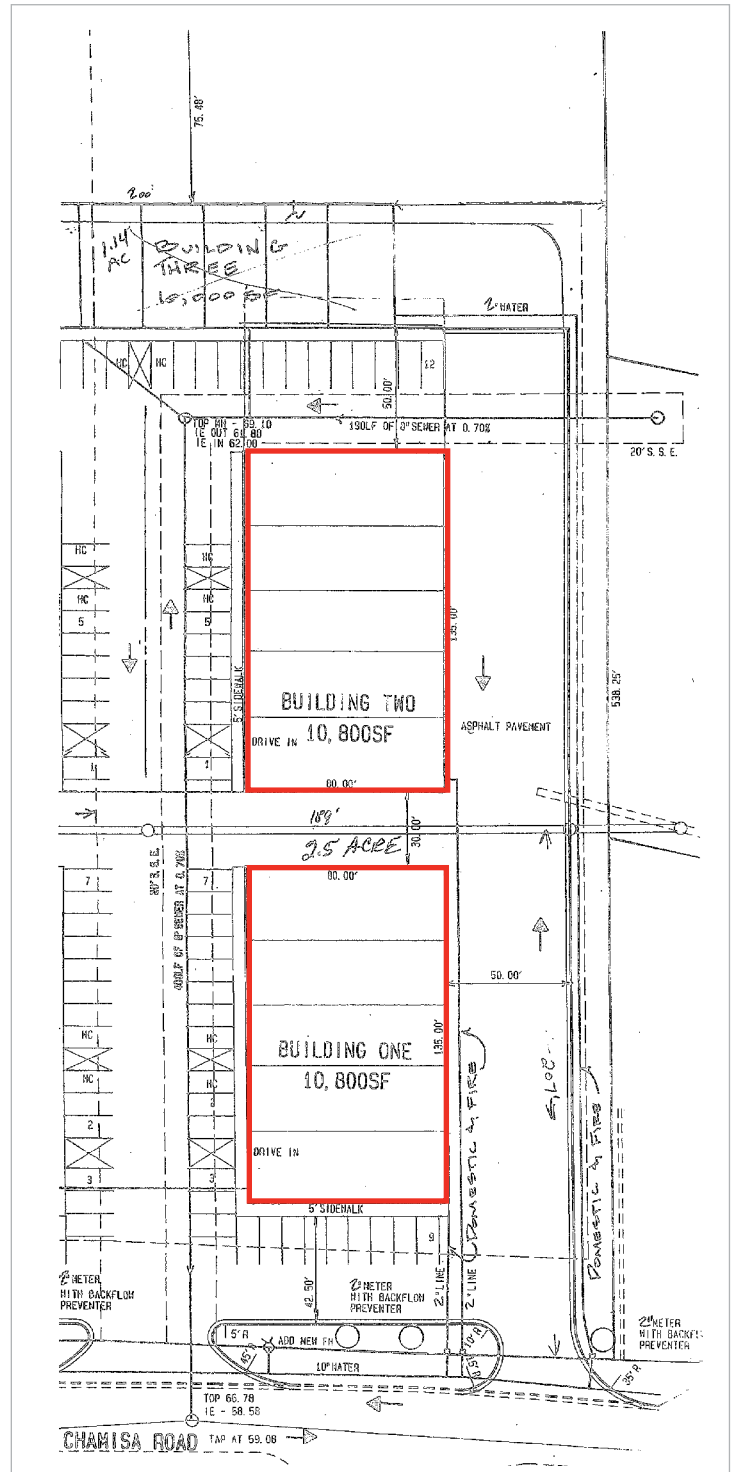
The buildings are located in an industrial subdivision approximately 3.5 miles west of Covington, GA and within a 20-minute drive to I-285 via I-20, from which all points in greater Atlanta can quickly be reached.

Buildings 1 and 2, completed in 2002 and 2006, are fully occupied by responsible, credit-worthy tenants.

## INCOME

Adjusted gross (5% vac):	\$146,831
Expenses:	\$19,500
Net income:	\$127,331
Selling price:	\$1,400,000
CAP rate:	9.1%

## SITE PLAN



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