



FOR SALE

45,000 SF WAREHOUSE

HEAVY POWER

1629 LITTON DRIVE
STONE MOUNTAIN, GA 30083

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Property Details & Highlights

Building Address	1629 Litton Drive Stone Mountain, GA 30083
Price	\$3,375,000 / \$75 SF
Building Size	45,000 SF+-
Parcel Size	3.2 Acres+-
Zoning	M-1 Light Industrial
Heavy Power	480V 3,200 amp with bus bar
Water Service	3 inch

Due to downsizing by the current owner occupant, in which the seller may consider leasing back a portion of the property, SVN is pleased to offer for sale a 45,000 SF+- warehouse improved with new roof, heavy power, floor drains and subdivided dropped ceiling air-conditioned fabrication spaces on 3.2 acres with room for paved trailer parking. Originally built in 1968 and substantially renovated in 1995, a new TPO roof was installed in 2019. The 20' clear sprinklered warehouse features 480 volt 3,200 amp power including a 150 foot long 480 volt bus bar, 3 inch water supply and floor drains in 8" concrete slab. Approximately 40% of the warehouse is subdivided into dropped ceiling air-conditioned fabrication spaces. Five dock high doors [8'w x 10'h] serve the warehouse and one drive in door [12'w x 14'h] serves a 9,000 SF warehouse addition with 20' to 24' clear height, LED lighting and 2,000 SF+- concrete block enclosed shop with storage above. The 5,000 SF+- of office includes 6 private offices, 2 conference rooms and large employee breakroom. The property is on the corner of Litton Drive and Lewis Road, minutes from Stone Mountain Freeway with easy access to metro Atlanta.



- Downsizing by current owner occupant
- Seller may consider leasing back a portion of the property
- 45,000 SF+- on 3.2 acres+- zoned light industrial
- New TPO roof installed 2019
- 480 volt 3,200 amp power / 150 feet long 480v bus bar
- 5,000 SF+- office including 6 offices and 2 conference rooms
- HVAC in 40% of warehouse subdivided into dropped ceiling fabrication areas
- Floor drains in warehouse area / 8' concrete slab floor / 3 inch water supply
- Originally built 1968 substantially renovated 1995
- Brick exterior 20' clear / 30' x 40' column spacing / sprinklered
- 5 dock high doors / room for future paved trailer parking
- 9,000 SF+- 1981 addition / LED Lighting / 20' to 24' clear / 12'w x 14'h drive in door

Additional Photos



Additional Photos



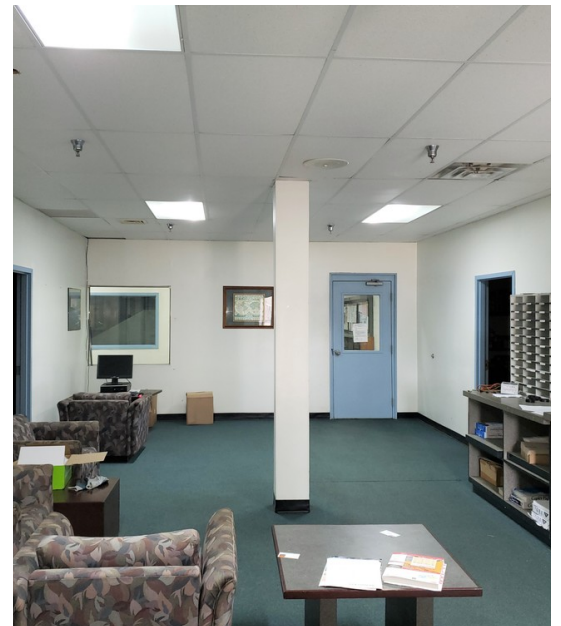
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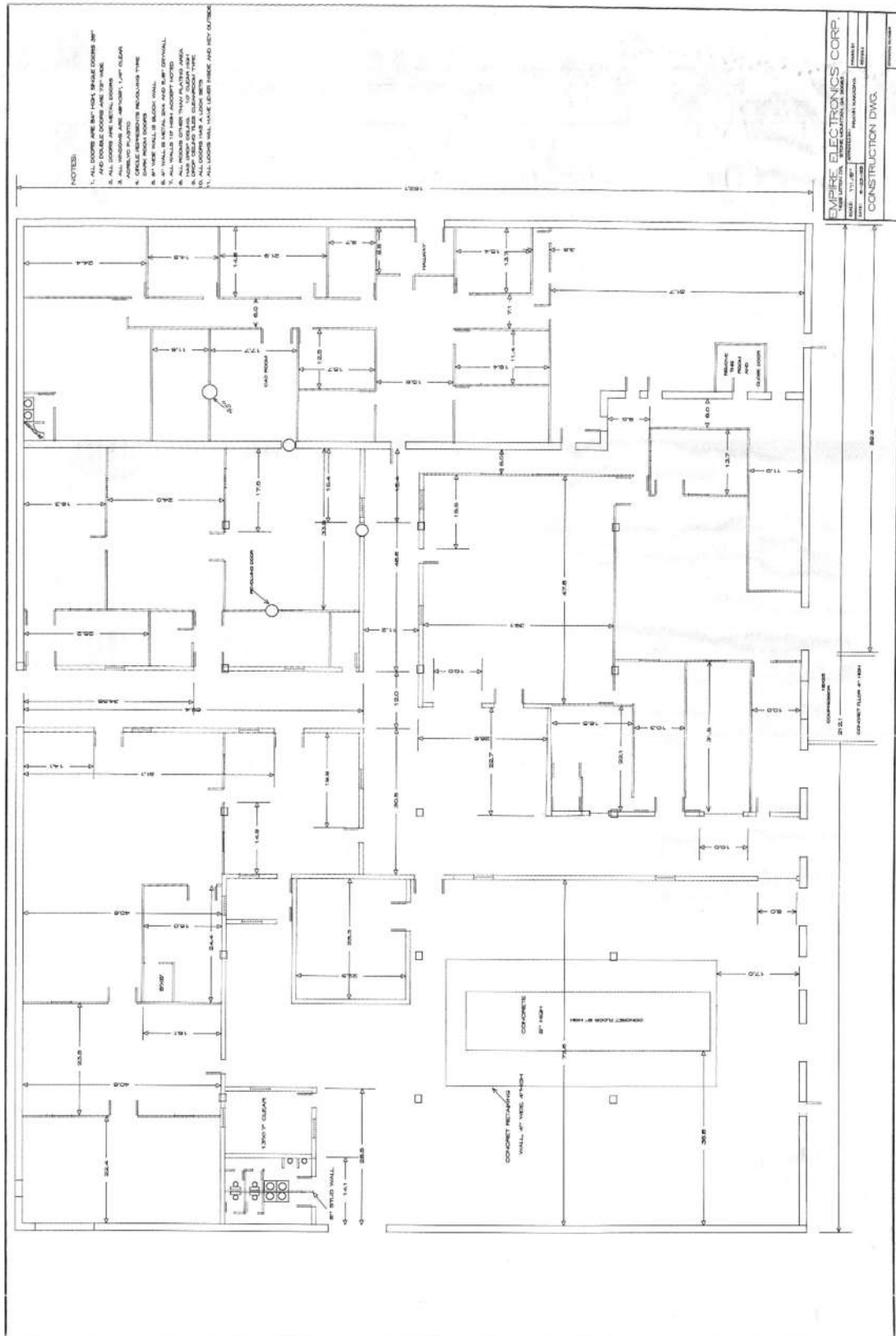
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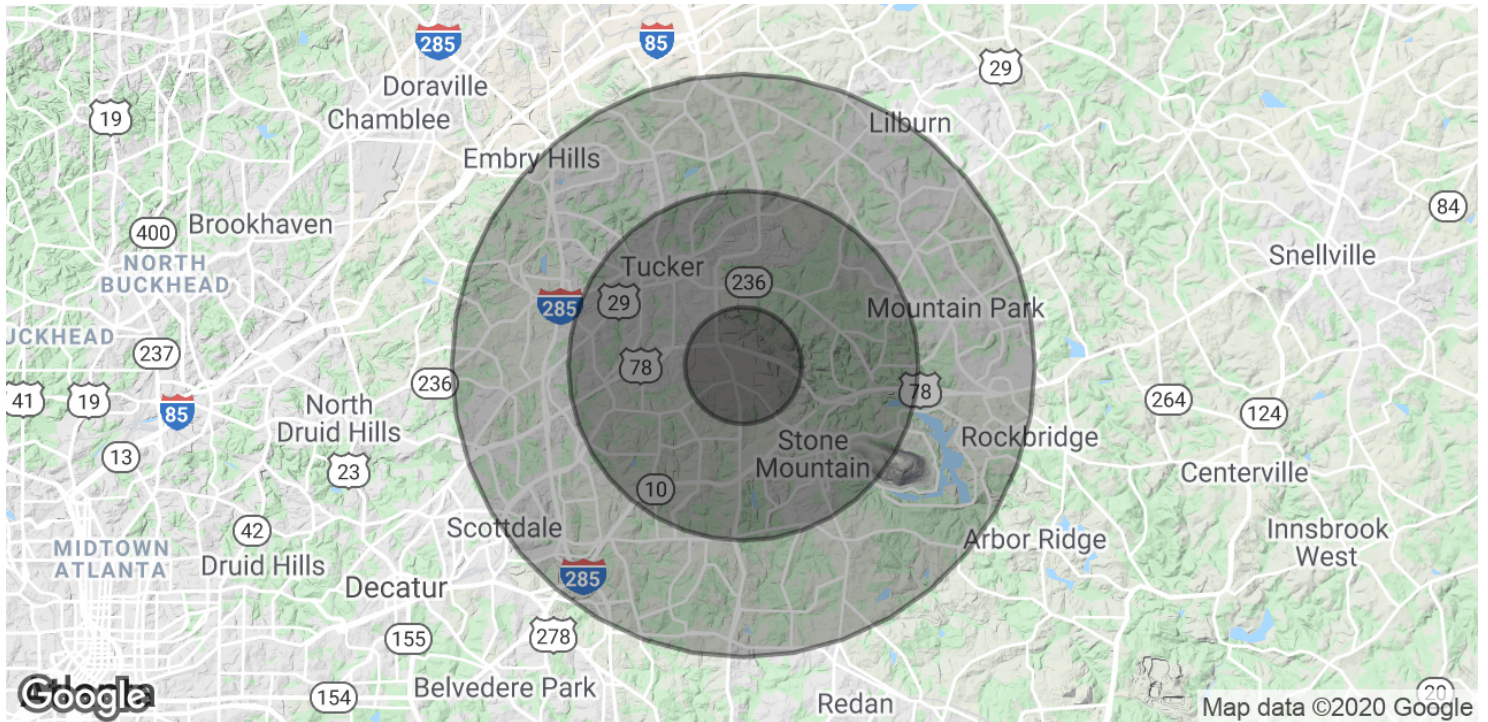


PLANS



PLAN DOES NOT SHOW 9,000 SF+- ADDITION

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,264	69,914	213,180
Average age	30.7	34.4	35.1
Average age (Male)	30.8	33.6	34.2
Average age (Female)	30.6	35.1	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,711	27,333	79,021
# of persons per HH	2.5	2.6	2.7
Average HH income	\$55,598	\$59,779	\$63,801
Average house value	\$227,805	\$220,203	\$212,991

* Demographic data derived from 2010 US Census

Advisor Bio 1



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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | Interstate Brokers

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