



GREAT OWNER/USER OPPORTUNITY!

2301 Defoor Hills Road

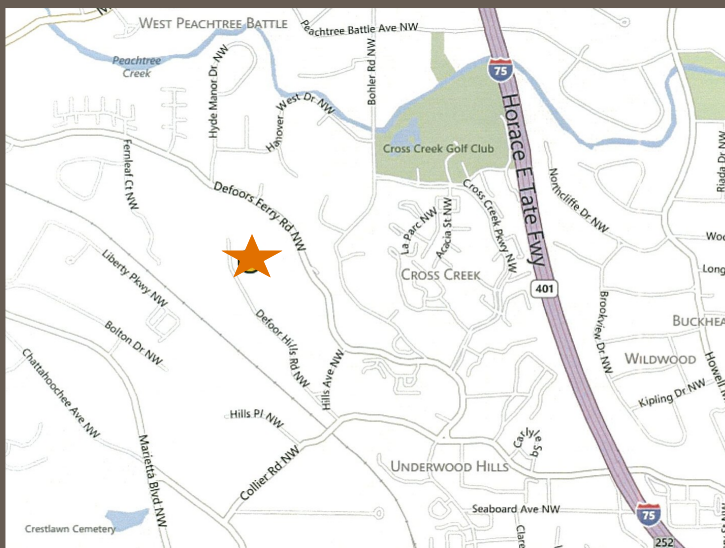
Midtown West



FOR SALE

PROPERTY FEATURES

- 48,900 Total SF on 2.29 Acres
- 18,164 SF Occupied by Federal Reserve
- 30,736 SF Available
- Fully Air Conditioned
- 6 Dock Doors
- 18' Clear Ceiling Heights
- Excellent Intown Location
- Current NOI \$71,217.30
- Owner can occupy 30,736 SF for less than \$2,500/month



Sales Price: Inquire

RAULET PROPERTY PARTNERS 621 North Avenue NE Suite C110 Atlanta, GA 30308 www.raulet.com

CONTACT: 404.601.9500 Paul Raulet paul@raulet.com / John Raulet john@raulet.com