



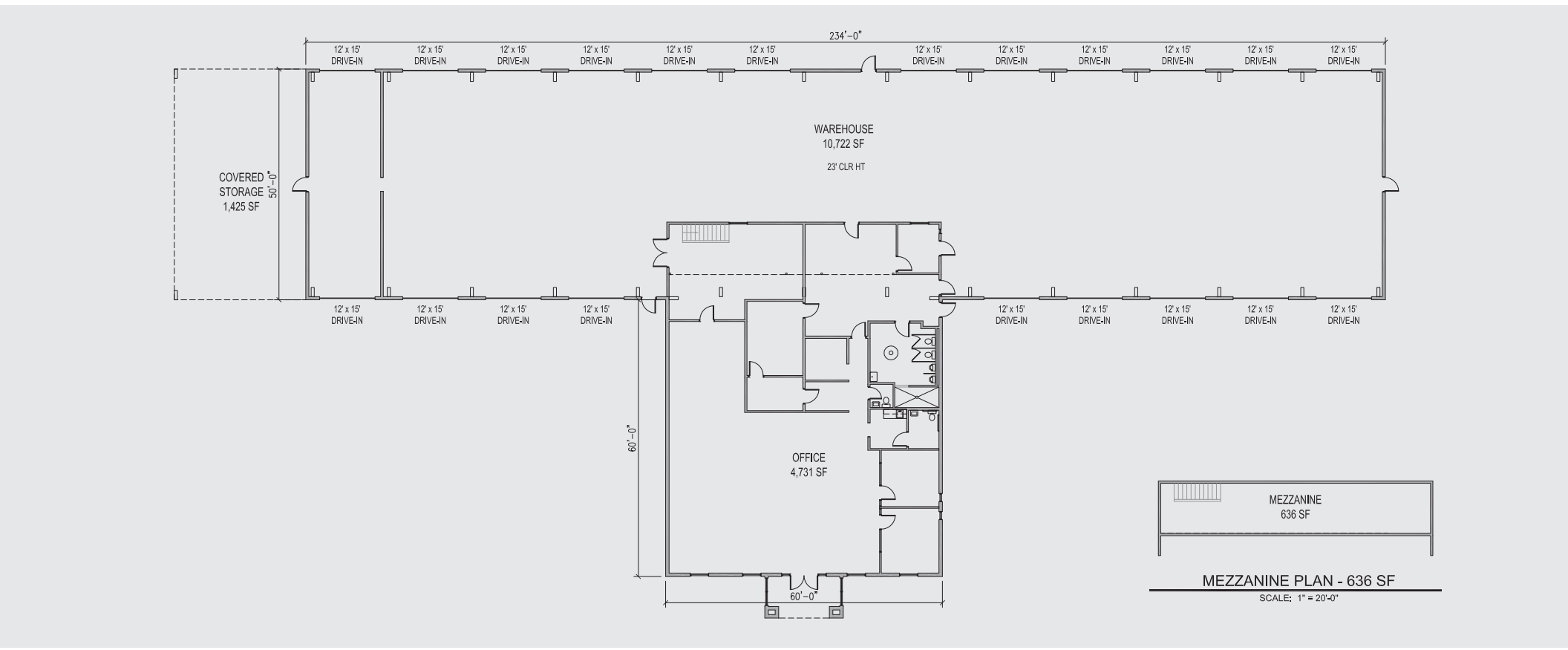
4 Acres - 16,500 SF For Lease

5178 Old Dixie Hwy | Forest Park, GA 30297

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Property Highlights

- | | | |
|--|---|---|
| > Zoned LI (Light Industrial) | > On site existing Paint booth | > Asphalt-paved front lot |
| > 16,500 SF service building | > Parts room | > Outdoor dock for loading / unloading off of 3rd St. |
| 13,000 SF of workshop space and 3,500 SF of office space | > Staging area with secured, fully fenced rear storage yard | > 400-amp, 120/208-volt |
| > 4 acres, 3.97 usable acres | > 21 drive-in doors (12'X15') | > Old Dixie Highway frontage |
| > Full office buildout | > 23' clear height | |

Planned Improvements



Features

- > Yard asphalt restripe, sealcoat / crack fill, asphalt paving 4", re-gravel as needed, gate/fence repairs
- > Demo covered storage
- > Roof repair or replacement
- > Warehouse slab power wash and insulation replacement
- > Office clean up – paint and flooring
- > Exterior paint and power wash
- > HVAC Split System Replacement and Gas-Heater Repair

Property Photo



5178 OLD DIXIE HWY

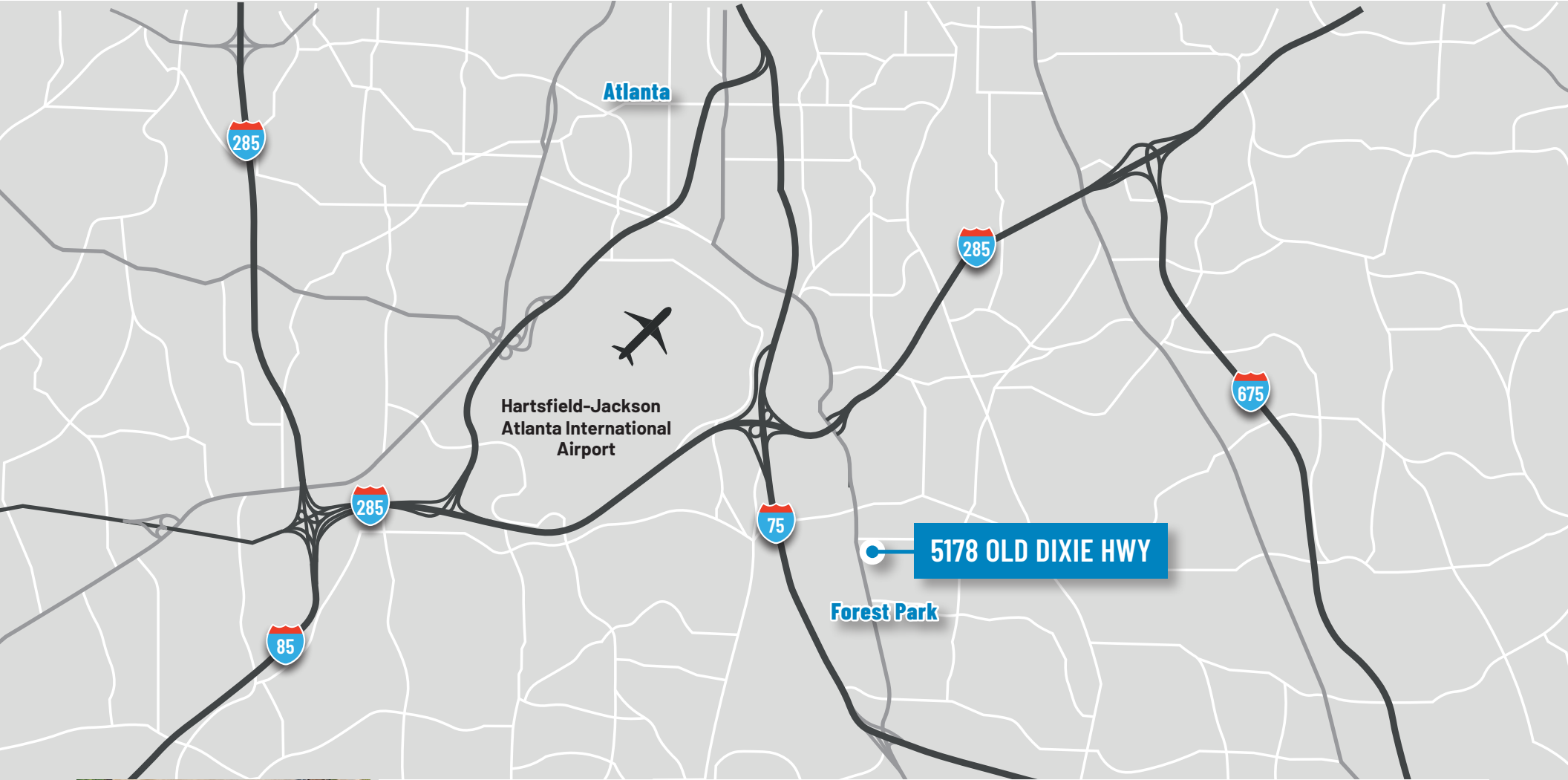
Property Photos



Neighboring Tenants



Key Distances



INTERSTATES

- > INTERSTATE 75: ± 1.1 MILES
- > INTERSTATE 675: ± 3.8 MILES
- > INTERSTATE 285: ± 4.5 MILES

AIRPORT

- > HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT: ± 3.0 MILES

RAIL

- > CSX / FOREST PARK INTERMODAL TERMINAL: ± 1.4 MILES

ATLANTA

- > ATLANTA CBD: ± 11.4 MILES

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For More Information, Contact:

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