

**FOR  
LEASE**

Up to  
25 Acres  
Available



15 Acres

10 Acres

# 465 SAWTELL AVE SE

Atlanta, GA 30315

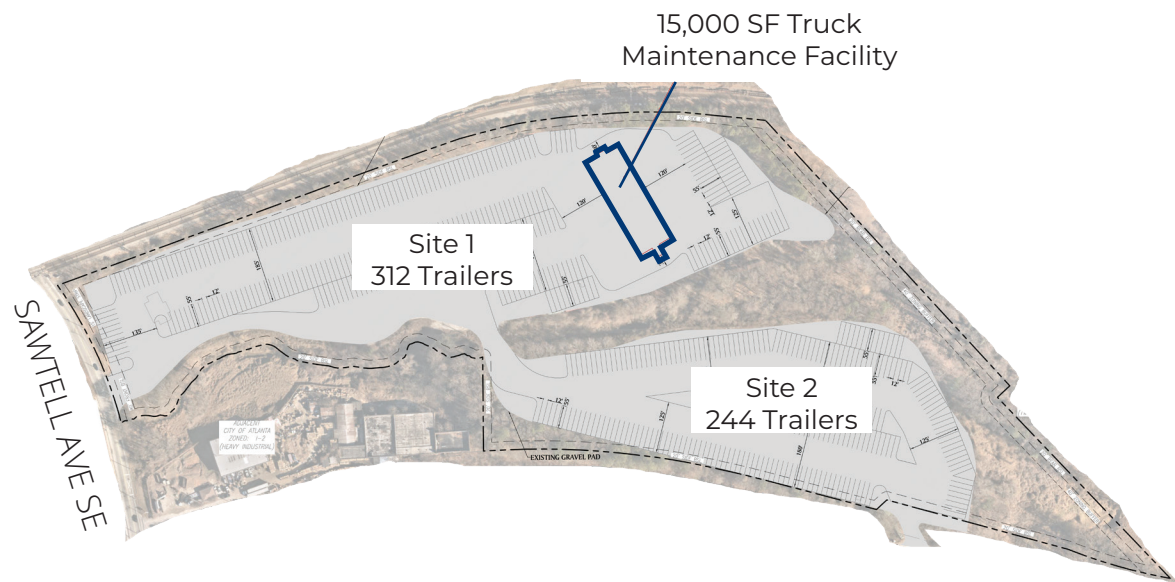


# PROPERTY OVERVIEW

## Rare Infill IOS Opportunity with 25 Acres of Secure Yard Space

465 Sawtell Avenue SE in Atlanta offers up to 25 acres of industrial-zoned land (I-2) ideal for contractor storage, trucking, or logistics operations. The fully fenced, gravel, and lit site includes a 15,000-SF maintenance building with 10 drive-in doors and dual access points for efficient traffic flow. Located in Atlanta's southeast industrial corridor with close proximity to major intermodal and freight routes, the property provides a rare infill opportunity for large-scale industrial or outdoor storage use.

<b>Size</b>	Up to 25 Acres 15,000 SF truck maintenance facility
<b>Zoning</b>	I-2 - City of Atlanta
<b>Drive-In Doors</b>	Ten (12'x14') drive-thru bays
<b>Trailer Parks</b>	Up to 556
<b>Other Features</b>	<ul style="list-style-type: none"><li>• Gravel</li><li>• Fenced</li><li>• Lit</li></ul>





# POINTS OF INTEREST



**1.75 miles**  
to Interstate  
75/85



**3.2 miles**  
to Interstate 285



**4.4 miles**  
to downtown  
Atlanta



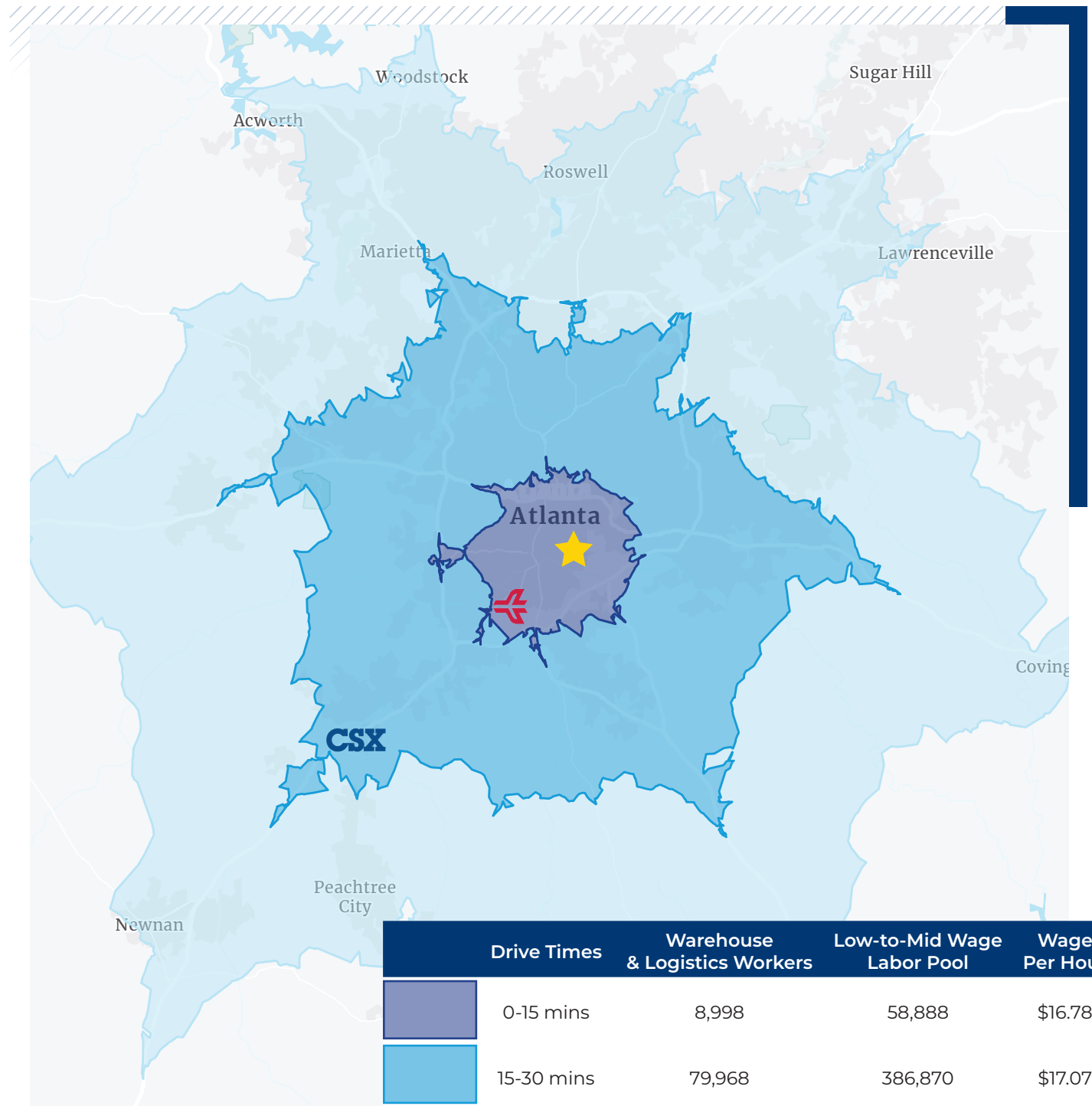
**6.6 miles**  
to HJAJ air cargo  
terminal



**246 miles**  
to port of  
Savannah



**20.2 miles**  
to CSX Palmetto  
Intermodal



	Drive Times	Warehouse & Logistics Workers	Low-to-Mid Wage Labor Pool	Wage Per Hour
	0-15 mins	8,998	58,888	\$16.78
	15-30 mins	79,968	386,870	\$17.07
	30-45	92,276	849,080	\$17.01



## For more information, contact:

### **Harrison Marsteller**

EVP, Principal  
+1 404 877 9219  
harrison.marsteller@colliers.com

### **Darren Ross, SIOR**

Vice Chair, Principal  
+1 404 877 9279  
darren.ross@colliers.com

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