

8245 Gullatt Road

PALMETTO, GEORGIA 30268

INDUSTRIAL
FOR LEASE



CLASS A INDUSTRIAL SERVICE FACILITY | 3.5 - 9 ACRES AVAILABLE | SOUTH ATLANTA

BLUERIDGE



Property Highlights

Building Area	5,200 SF Shop
Office Area	900 SF
Acreage	9 Usable Acres* Can be demised into 3.5 Acre Parcels Gravel Lot: 18" Compacted Aggregate (Rated for Five-High Container Stacking) Asphalt Access Road: 4" Asphalt over 8" Compacted Aggregate (Rated for Heavy Truck Use)
Drive-Thrus	3 Drive-Thru Bays with 6 Total Overhead Doors (12' x 14')
Clear Height	21'
Security	Fully Fenced, Gated, and Lit
Zoning	Heavy Industrial
Access	• 2 mins to CSX Intermodal • 8 mins to I-85 • 16 mins to I-285



EXISTING SITE PLAN





POTENTIAL DEMISING PLAN A





POTENTIAL DEMISING PLAN B





ACCESS AND LOCATION MAP





PHOTO GALLERY (AS OF APRIL 2025)



8245 GULLATT ROAD - PALMETTO, GEORGIA 30268



PHOTO GALLERY (AS OF MAY 2025)





■ DRIVE TIME MAPS

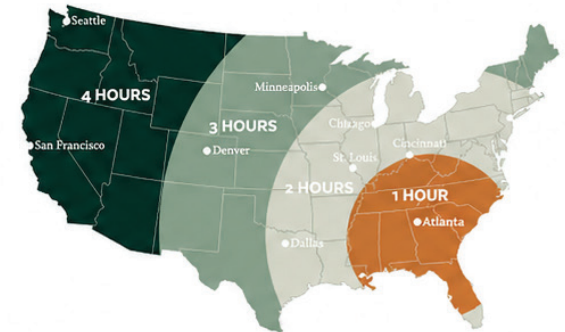
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Interstate 85	8 Minutes
Interstate 285	16 Minutes
CSX Intermodal	2 Minutes

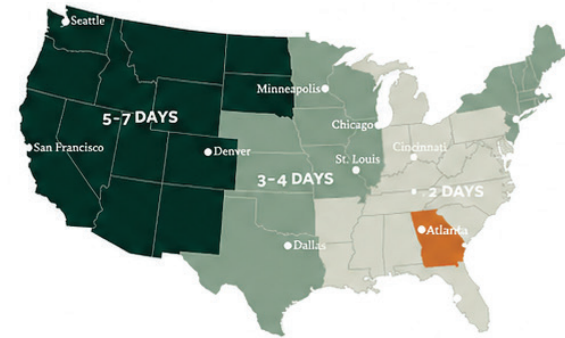
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Port of Savannah	236 Miles
Port of Brunswick	298 Miles
Port of Charleston	302 Miles
Port of Pensacola	329 Miles
Port of Jacksonville	335 Miles



TRUCK TRANSIT TIMES



AIR TRANSIT TIMES



RAIL TRANSIT TIMES

BLUERIDGE

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