

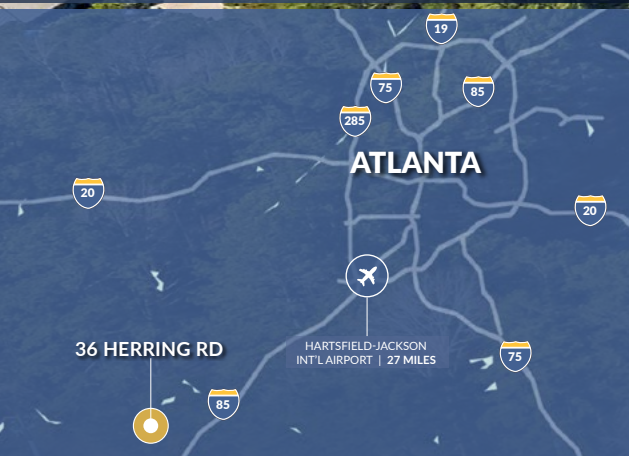
190,000 SF ON 30 ACRES AVAILABLE FOR LEASE

Under New Institutional Ownership

Capital Improvements Underway

Heavy Industrial Zoning with Up to 6 AC Yard

Fully fenced/secured with dedicated truck access



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Site Plan



190,000 SF
Warehouse

30
Acres

28'
Clear Height

400' x 475'
Building Dimensions

36' x 40'
Column Spacing

27 Dock Doors
(with levelers)

1
Drive-In Door

384 Auto
Parking Spaces

150'
Truck Court

Wet Sprinklers
System

4000 KVA
Power Capacity

277/480V
Transformer

LED
Lighting

Capital Improvements



Upgraded office finishes
and lighting throughout



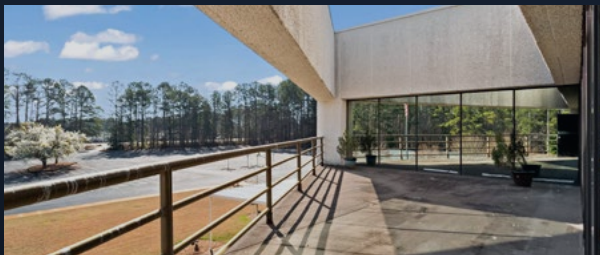
New TPO roof system
with 20yr warranty



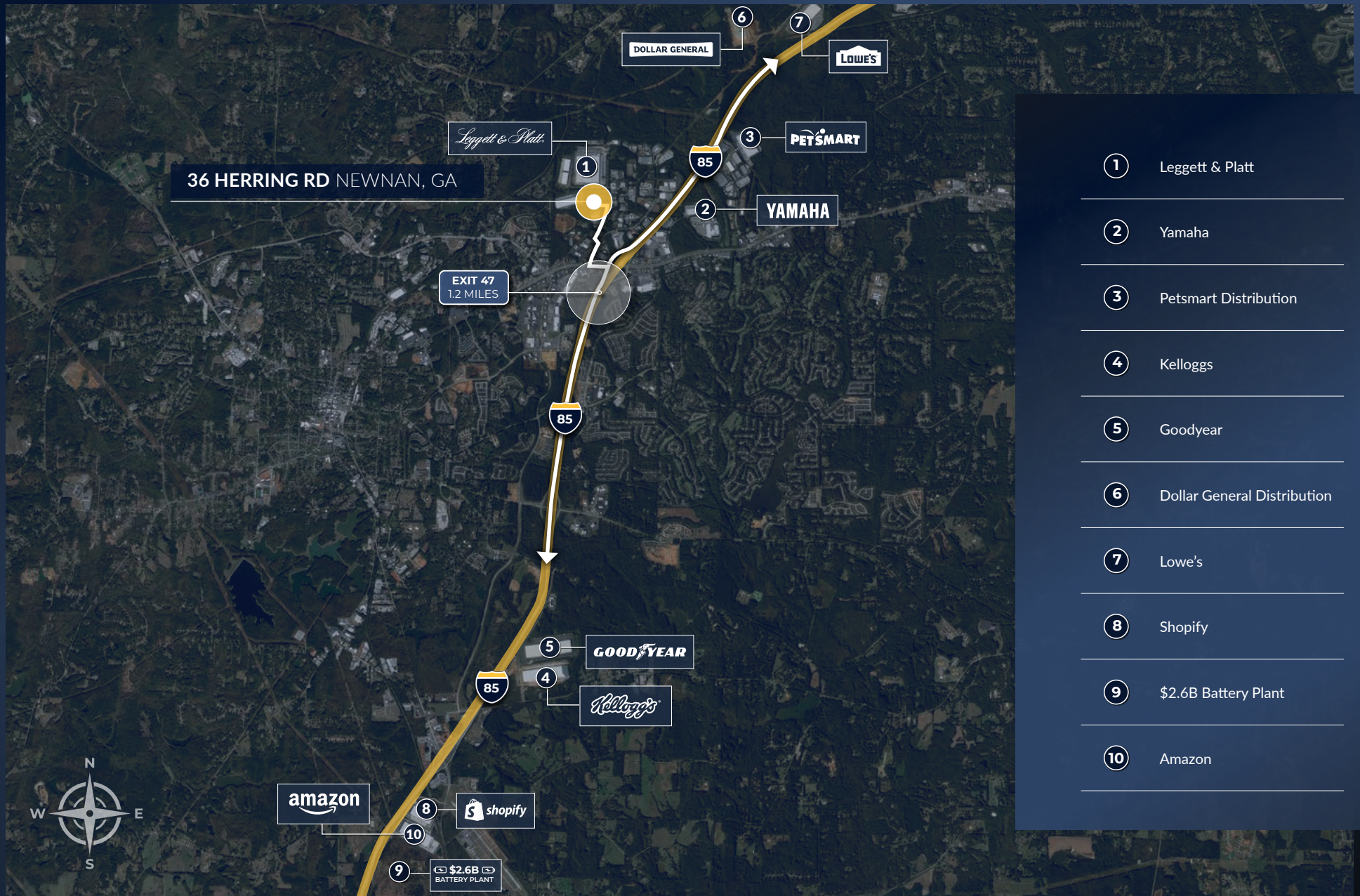
Resurfacing and striping
auto and truck court



Exterior painting and
landscaping



Corporate Neighbors





2025 TOTAL POPULATION

93,632

15 MINS

369,996

30 MINS

1,470,664

45 MINS



HARTSFIELD-JACKSON
INT'L AIRPORT

27 MILES

31 MINS



DOWNTOWN ATLANTA

36 MILES

44 MINS

**Note: % population growth reflects change from 2020-2025 Census*

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