

For Lease

2435 South Stone Mountain Lithonia Road, Lithonia, GA 30058



Offering Summary

Building Size:	25,951 SF
Lease Rate:	\$4.00 SF/year (NNN)
Opex Expenses:	\$1.99 SF/year
Lot Size:	1.7 Acres
Preferred Lease Length:	3 Year Minimum

Property Highlights

- ±25,961 SF warehouse available for lease in Lithonia, GA
- Situated on ±1.7 acres within an industrial area
- M-1 Light Industrial zoning
- 18-foot ceilings for storage and racking
- Five dock-high loading doors (10' × 10')
- One drive-in loading door (12' × 12')
- Convenient I-20 access to Atlanta and Covington
- Base rent: \$4.00/SF annually (Absolute NNN)
- Opex: \$1.99/SF monthly; lease terms of 3–10 years

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Property Description

Located at 2435 Stone Mountain Lithonia Road in Lithonia, GA, this 25,961 SF warehouse offers a convenient position along the I-20 corridor east of Atlanta. Ownership has made property improvements that include updated electrical, new lighting, an updated front office area, and repaving of the parking lot. A portion of the parking lot is fenced.

The property provides access west toward the heart of Atlanta, approximately 20 minutes away, and east toward Covington and surrounding markets. Set within an industrially focused area, the location offers easy connections to major highways and transportation routes, making it well suited for warehousing, distribution, and logistics operations.

Location Description

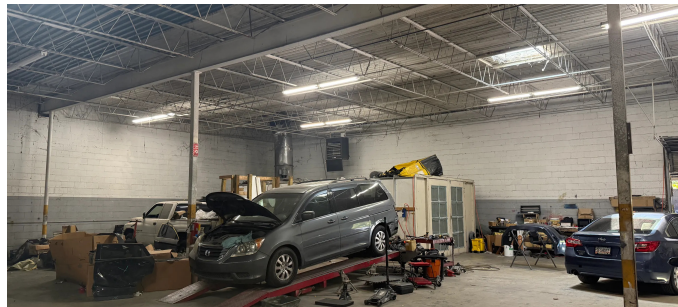
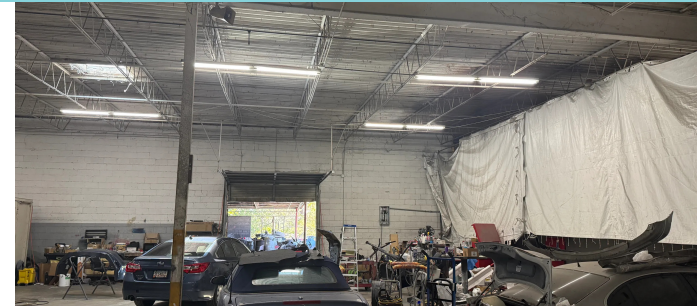
Now available for lease, this ±25,961 SF warehouse at 2435 Stone Mountain Lithonia Road in Lithonia, GA, offers functional space for distribution, manufacturing, and logistics operations. M-1 Light Industrial zoning accommodates a variety of industrial uses, subject to applicable requirements. Convenient access to I-20 connects the property to Atlanta, Covington, and surrounding markets, with Hartsfield-Jackson Atlanta International Airport approximately 30 minutes away.

Situated on ±1.7 acres, features 18Ft. ceilings, 5 Dock-High Loading Doors (10' × 10'), and 1 Drive-In Door (12' × 12').



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