

# 6045 BOAT ROCK BOULEVARD ATLANTA, GA 30336

**FOR LEASE**  
90,075+/- SF Office / Warehouse

**BILL JOHNSTON, SIOR**  
*Senior Vice President*  
404.863.0254  
bjohnston@kingindustrial.com

**BRADLEY BAYS, SIOR**  
**STREAM REALTY PARTNERS**  
404.579.7761  
brad.bays@streamrealty.com

Co-Listed With

**KING**  
*Industrial  
Realty, Inc.*

**STREAM**

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404.942.2000 | kingindustrial.com

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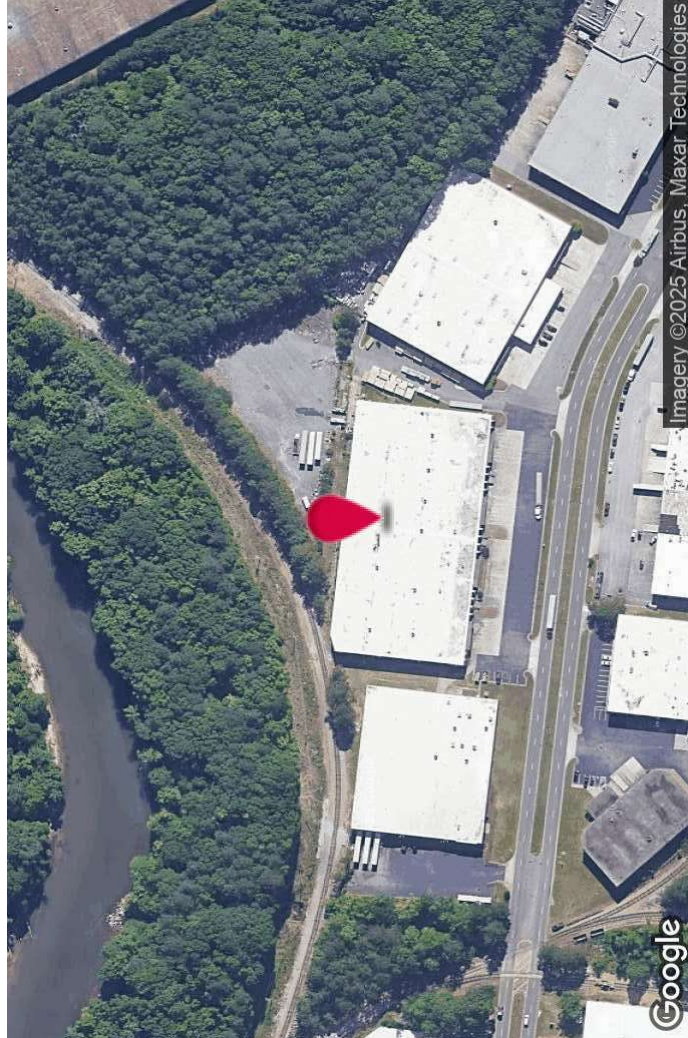
### PROPERTY HIGHLIGHTS

- 4,500 SF Office Footprint
- 4,500 SF Office Mezzanine
- 2.5 Acres Fenced/Gated/Paved Outside Storage
- 22' Clear Height
- Sprinklered
- 2,400 AMPS 277/480 Volt
- LED Lighting in Warehouse
- 11 Dock High Doors & 1 Drive - In
- Possible Rail Service

### OFFERING SUMMARY

Lot Size: 6.57 Acres

Zoning: M1A



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ADDITIONAL  
PHOTO



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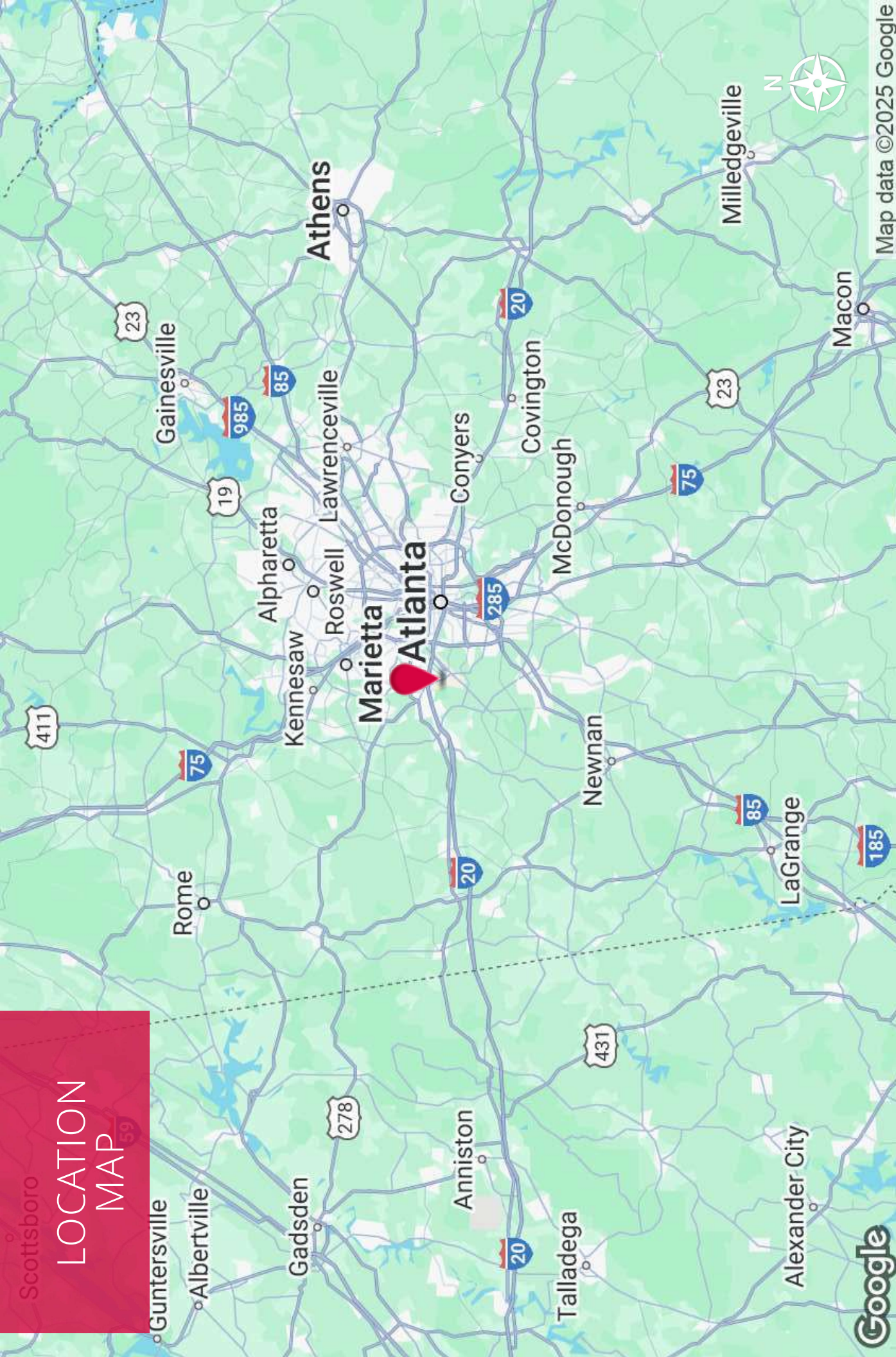
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# LOCATION MAP



Map data ©2025 Google

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EXCLUSIVELY LISTED BY:

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