

HEADQUARTERS / OWNER-USER OPPORTUNITY

215

MARVIN MILLER
— DRIVE SW —

ATLANTA, GEORGIA 30336

REGIONAL HEADQUARTERS OPPORTUNITY

BUILD THE NEXT CHAPTER
OF YOUR BUSINESS



A STRATEGIC LOCATION. A FUNCTIONAL DESIGN. A FOUNDATION FOR GROWTH.



24,000 SF
UNDER ONE ROOF



2 ACRE SITE
EMPLOYEE PARKING



FLEXIBLE LAYOUT
BUILT FOR GROWTH



STRATEGIC LOCATION
NEAR AIRPORT &
MAJOR HIGHWAYS



OFFICE + WAREHOUSE
HEADQUARTERS
SOLUTION



IDEAL FOR BUSINESSES
READY TO GROW,
EXPAND, AND SUCCEED

POSITION YOUR BUSINESS FOR LONG-TERM SUCCESS.

A FACILITY DESIGNED TO SUPPORT GROWTH

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215 Marvin Miller Drive SW offers the space, functionality, and visibility to support your business today and scale for tomorrow.

Whether you're consolidating multiple locations, expanding operations, or establishing a flagship headquarters, this 24,000-square-foot facility provides the infrastructure and flexibility to drive efficiency and strengthen your brand.

With a versatile layout, quality construction, and a strategic South Fulton location, this property is ready to become the foundation for your next chapter of growth.



THE SPACE. THE LOCATION. THE ADVANTAGE.



24,000 SF UNDER ONE ROOF

Spacious, functional layout ideal for operations, administration, and employee comfort.



2 ACRE SITE WITH AMPLE PARKING

Generous employee and visitor parking with room for future expansion.



FLEXIBLE LAYOUT

Office, conference, training, and open work areas combined with warehouse and production space.



HEATED & COOLED

Full climate-controlled facility ensures year-round comfort and efficiency.



QUALITY CONSTRUCTION

All-brick exterior with durable systems and over \$250,000 in recent capital improvements.



STRATEGIC LOCATION

Minutes to I-285, I-20, and I-85 with quick access to Hartsfield-Jackson Atlanta International Airport.



SIGNALIZED ACCESS

Convenient access and egress at a signalized intersection enhances safety and visibility.



BUILT FOR YOUR TEAM

Professional environment that supports productivity, collaboration, and company culture.



ROOM TO GROW

Ample land and flexible zoning provide the opportunity to expand as your business grows.



A SMART INVESTMENT

Strengthen your balance sheet by owning your headquarters and building long-term equity.



A HEADQUARTERS THAT WORKS AS HARD AS YOU DO.

Position your business for long-term success in a facility that reflects your vision and supports your mission.

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IDEAL FOR GROWING BUSINESSES.

Versatile, functional, and perfectly located—215 Marvin Miller Drive SW is built to support a wide range of businesses that need space to operate, collaborate, and grow.



CONSTRUCTION HEADQUARTERS



Centralize operations, crews, and equipment under one roof.



ELECTRICAL CONTRACTORS



Store inventory, stage projects, and manage your team efficiently.



HVAC & MECHANICAL



Room for service vehicles, supplies, and fabrication.



ENGINEERING & ARCHITECTURAL FIRMS



Professional office space with room to collaborate.



MEDICAL & LAB SUPPLY



Secure storage and climate-controlled space for critical supplies.



BUILDING PRODUCTS & SUPPLIES



High-capacity storage for materials and distribution.



CABINET & MILLWORK COMPANIES



Space to build, store, and deliver with ease.



GOVERNMENT & CONTRACTORS



Secure, professional space for mission-critical operations.



FLEET & TRANSPORTATION OPERATIONS



Ample parking and yard space to support your fleet.



REGIONAL SERVICE COMPANIES



Dispatch, service, and warehouse—all in one location.



TECHNOLOGY & EQUIPMENT DISTRIBUTION



Distribute technology, parts, and equipment seamlessly.



CORPORATE OFFICES WITH OPERATIONS



Executive offices with the space to support your entire business.



ONE LOCATION. ENDLESS POSSIBILITIES.

From headquarters to operations, 215 Marvin Miller Drive SW offers the space, functionality, and flexibility to support your business today and for years to come.



ROOM TO GROW

BUILT FOR
PRODUCTIVITYPROFESSIONAL
IMAGESMART INVESTMENT
IN YOUR FUTURESTRATEGIC LOCATION.
STRONG ADVANTAGE.

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STRATEGIC LOCATION. UNMATCHED ACCESS.

Located in the heart of Atlanta's industrial corridor, 215 Marvin Miller Drive SW offers immediate connectivity to major highways, the airport, employee centers, and a robust business ecosystem.



MINUTES TO MAJOR HIGHWAYS

Quick access to I-285, I-20, I-75, I-85, and I-675 connections to all of metro Atlanta.



CLOSE TO HARTSFIELD-JACKSON AIRPORT

Less than 15 minutes to the world's busiest airport for seamless global connectivity.



ACCESS TO TALENT

Centrally located to a deep labor pool with convenient commutes from all directions.



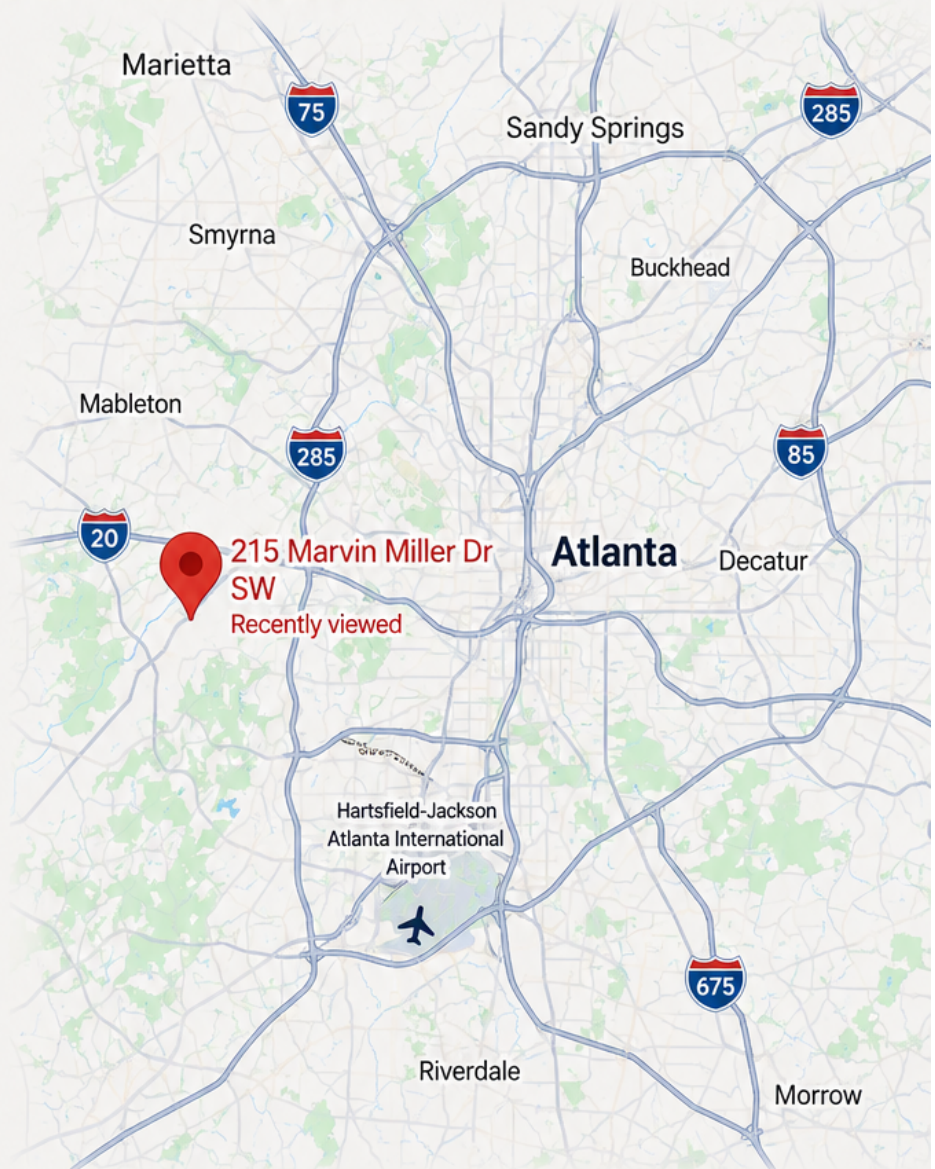
LOGISTICS ADVANTAGE

Positioned within one of the Southeast's premier industrial and distribution corridors.



STRONG BUSINESS ECOSYSTEM

Surrounded by major employers, suppliers, restaurants, retail, and business services.



HARTSFIELD-JACKSON
ATLANTA INTERNATIONAL
AIRPORT

< 15 MINUTES



I-285

5 MINUTES



I-20

6 MINUTES



I-75

10 MINUTES



I-85

12 MINUTES



I-675

15 MINUTES



DOWNTOWN
ATLANTA

15 MINUTES



ATLANTA CBD

15 MINUTES



MAJOR EMPLOYER
CORRIDORS

10-20 MINUTES

DESIGNED FOR EFFICIENCY.

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A thoughtful layout that seamlessly integrates office, collaboration, and operational space—maximizing productivity and functionality under one roof.

**EXECUTIVE OFFICES**

Private offices with natural light and views to the front entrance.

**OPEN OFFICE AREA**

Spacious work area designed for collaboration and productivity.

**CONFERENCE ROOMS**

Two conference rooms, ideal for meetings and training sessions.

**WAREHOUSE / PRODUCTION**

Expansive, heated & cooled space with clear span flexibility.

**LOADING DOCK**

Dock-high door for efficient shipping and receiving.

**EMPLOYEE ENTRANCE**

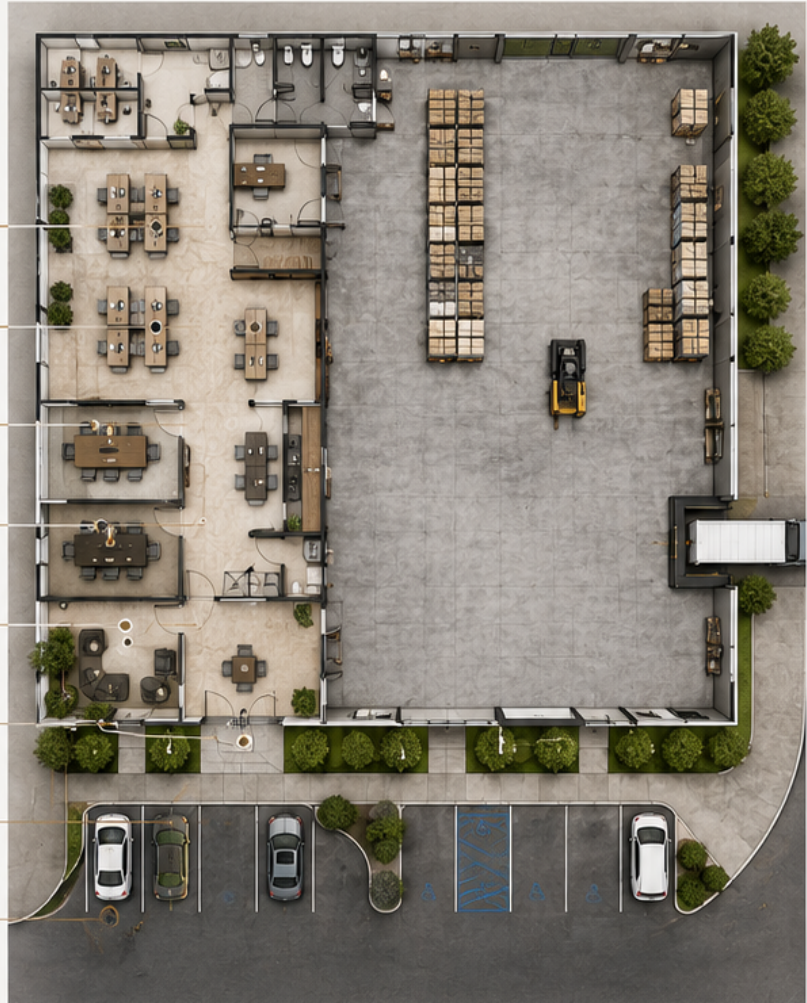
Convenient side entrance with secure access for staff.

**VISITOR ENTRANCE**

Welcoming front entry with reception and lobby.

**PARKING & CIRCULATION**

Ample parking for employees and guests with easy flow and turning radius.



BUILT FOR A BETTER FLOW.

Every element of the building works together to support your team, your operations, and your growth.

**EMPLOYEES ARRIVE**

Convenient parking and secure employee entrance.

**FOCUS & COLLABORATE**

Functional office space designed for productivity.

**OPERATE & PRODUCE**

Spacious, climate-controlled warehouse for efficiency.

**SHIP & DELIVER**

Easy dock access keeps your business moving forward.



PROFESSIONAL ENTRY



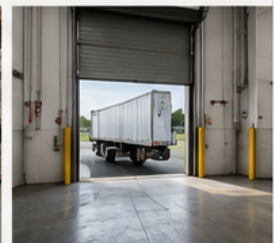
OPEN OFFICE AREA



CONFERENCE ROOM



WAREHOUSE SPACE



LOADING DOCK



ONE BUILDING. ENDLESS POSSIBILITIES.

A space that works as hard as you do.

FLEXIBLE. FUNCTIONAL.
BUILT FOR GROWTH.

BUILT TODAY. READY FOR TOMORROW.

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215 Marvin Miller Drive SW offers the infrastructure, location, and flexibility to support your business now—and evolve with you in the future.

KEY FEATURES



24,000 SF HEATED & COOLED
Efficient, climate-controlled space for year-round operations.



18' CLEAR HEIGHT
Ideal for storage, equipment, and production needs.



ONE LOADING DOCK
Streamlined shipping and receiving operations.



AMPLE PARKING
On-site parking for employees, visitors, and fleet vehicles.



STRONG BUILDING CONSTRUCTION
Brick exterior with a durable, well-maintained structure.



HEAVY POWER & UTILITIES
Equipped to support a wide range of industrial and office uses.



STRATEGIC LOCATION
Minutes to I-285, I-20, I-85, and Hartsfield-Jackson International Airport.



IDEAL FOR A VARIETY OF USES



CORPORATE
HEADQUARTERS



DISTRIBUTION &
LOGISTICS



MANUFACTURING
& ASSEMBLY



TRAINING &
EDUCATION



CONTRACTOR
OPERATIONS



LAB & R&D
FACILITIES



TECHNOLOGY &
DATA CENTERS



MEDICAL &
SUPPLY COMPANIES



A SMART INVESTMENT IN YOUR FUTURE



OWNER-USER ADVANTAGE

Eliminate lease costs and build equity in your future.



FLEXIBLE & ADAPTABLE

Space designed to evolve with your business needs.



LONG-TERM VALUE

Strategic location and strong fundamentals drive value.



RISK MITIGATION

Control your real estate and reduce operating risk.



LET'S BUILD
WHAT'S NEXT.

Schedule a private tour today.



LAUREN PALMER

Founder / Primary Broker
Luxury Experiences LLC
d/b/a ARC



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YOUR BUSINESS. YOUR ADVANTAGE. YOUR FUTURE.

215 Marvin Miller Drive SW delivers the perfect combination of location, functionality, and flexibility—designed to support your business today and built to grow with you tomorrow.

ONE BUILDING. ENDLESS POSSIBILITIES.



STRATEGIC LOCATION

Minutes to major highways, the airport, and Atlanta's thriving business hubs.



BUILT FOR BUSINESS

24,000 SF of versatile office, warehouse, and operational space ready for immediate use.



FUNCTIONAL DESIGN

Thoughtful layout with the features and infrastructure to keep your operations running efficiently.



GROW WITH CONFIDENCE

A space that adapts to your needs and supports your long-term goals.



SMART INVESTMENT

Real estate that works as hard as you do—delivering value today and tomorrow.



A SPACE THAT EMPOWERS. A LOCATION THAT DELIVERS.

215 Marvin Miller Drive SW is more than a building—
it's the foundation for your next chapter of success.

ARC

ACQUISITIONS.
RESIDENTIAL.
COMMERCIAL.



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