

Turnkey Food Production & Refrigerated Distribution Facility

3113 Main Street
East Point, GA

*+/- 25,000 SF Available Immediately
for Lease!*



Contact Us:

Turner Wisehart
turner.wisehart@onpacepartners.com
770.654.4334

Chris Cummings
chris.cummings@onpacepartners.com
678.612.9958

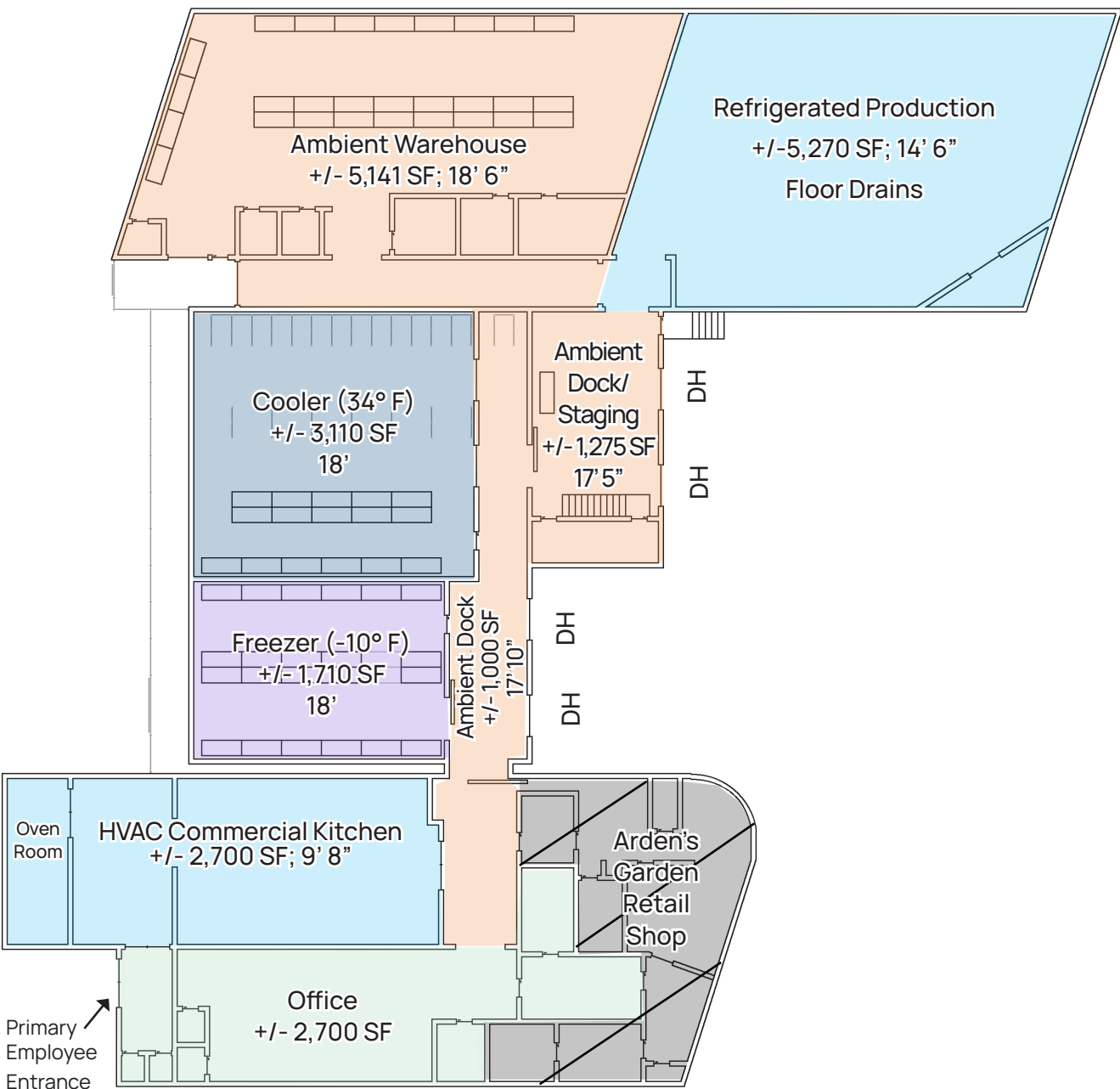
Cater Cosgrove
cater.cosgrove@onpacepartners.com
404.317.0930



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3113 Main Street, East Point, GA

Floor Plan & Building Specs



*all measurements are approximate and should be independently verified

Buildings Specs

Address:	3113 Main Street, East Point, GA
Total Available SF:	+/- 25,000
HVAC Commercial Kitchen SF:	+/-2,700; 9' clear; hood & oven infrastructure
Refrigerated Processing Room SF:	+/-5,270; 14'6" clear
Cooler Storage SF:	+/-3,110; 18' clear
Freezer Storage SF:	+/-1,710 SF; 18' clear
Ambient Storage SF:	+/-5,141 SF; 18'6" clear
Office Area:	+/-2,000 SF
Clear Height:	9' to 18'
Dock High Doors:	4
Floor Drains:	Yes: kitchen & production area
Grease Traps:	Yes: trap in place to support production areas
Sprinkler System:	Yes
Power:	1200 Amps (220/3P) 400 Amps (220/ 3P)

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Building Photos

Office Area



Commercial Kitchen Hood



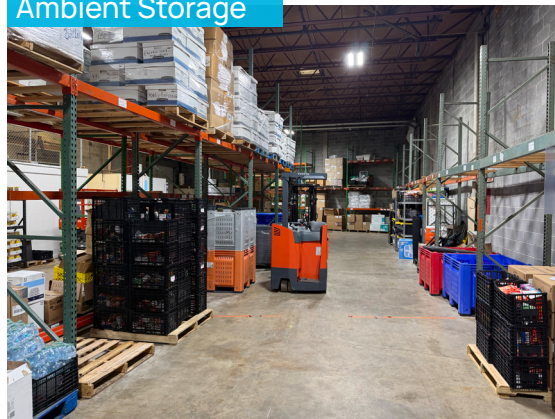
Freezer Storage



Commercial Kitchen



Ambient Storage



Refrigerated Processing



Food Production Facility with Existing Cold Storage Infrastructure

Rare opportunity to lease approximately 25,000 SF of a purpose-built food production and refrigerated distribution facility. Designed to support beverage and food manufacturing operations, the available space includes an approximately 2,700 SF commercial kitchen, 5,270 SF refrigerated production room, 3,110 SF refrigerated storage room, 1,710 SF freezer, 5,141 SF ambient warehouse, and approximately 2,000 SF of office space. Existing floor drains, grease traps, and food-grade production infrastructure offer an excellent opportunity for users seeking a facility with significant existing improvements that can reduce upfront occupancy costs and accelerate operational startup.

Located at 3113 Main Street in East Point, the property provides outstanding access to Interstate 85, Interstate 285, Hartsfield-Jackson Atlanta International Airport, and the greater Atlanta metro distribution network. **The facility is well suited for food and beverage manufacturers, commissary kitchens, meal preparation companies, refrigerated food distributors, specialty food producers, bakery operations, beverage processors, and other temperature-controlled users** seeking a functional production environment in one of Atlanta's most accessible industrial submarkets.

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