

SALE OR LEASE **3200 Lakewood Avenue**

EAST POINT, GA 30334

±207,336 SF | RAIL-SERVED INDUSTRIAL BUILDING



Joseph Rogers | Partner
C: 404.550.0817
jrogers@whnre.com

Conner Dickinson | Associate
C: 770.542.7917
cdickinson@whnre.com

Riley Levitt | Associate
C: 404.717.6566
rlevitt@whnre.com

GREENDOCK
PARTNERS

**WILSON
HULL
& NEAL**
REAL ESTATE, LLC

1600 NORTHSIDE
DRIVE NW
Suite 100
ATLANTA, GA
30318
404.352.1882
WHNRE.COM

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

Overview

Available for **Lease or Purchase:**

207,336 SF rail-served facility in Atlanta Airport Submarket.

The Property offers rail-service capability and a premier location with direct access to each of Atlanta's main interstates, positioning occupiers at the center of the Southeast's primary industrial market.



207,336 SF

Warehouse & Distribution

19'-29'

Clear Height

9 Rail Doors

Norfolk Southern Service

1.1 Mi

To I-75 & I-85

3200 Lakewood Ave

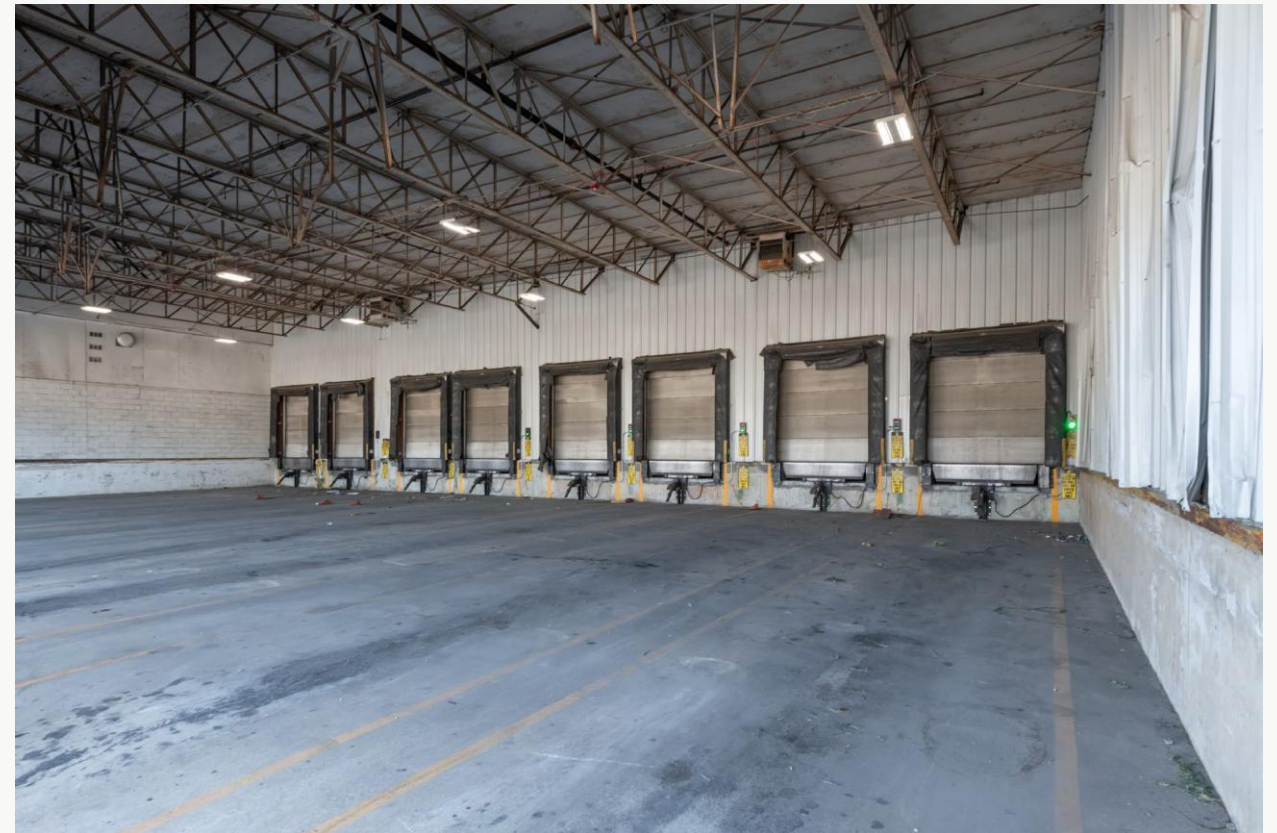
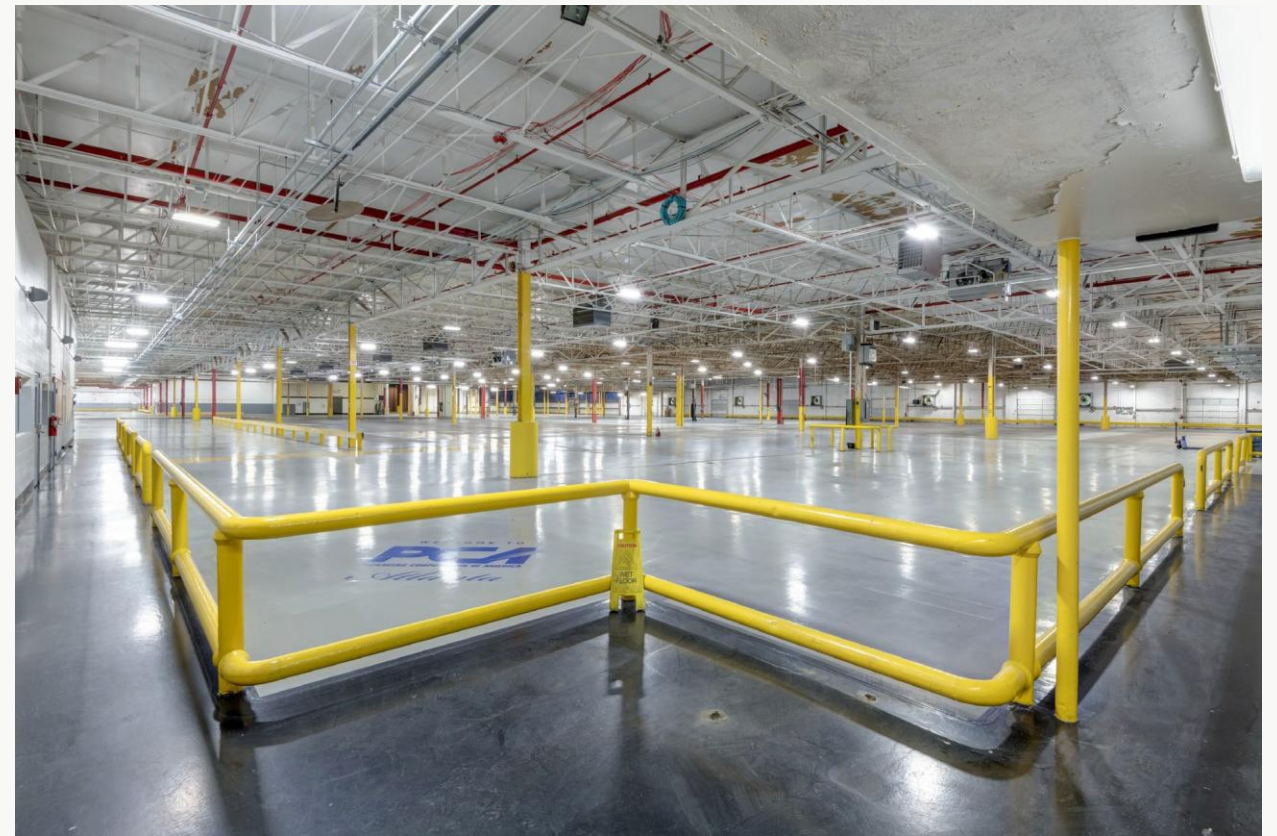
GREENDOCK
PARTNERS

**WILSON
HULL
& NEAL**
Established 1972

Property Features

Building Information:

- Total SF: ± 207,336 SF
- Office SF: 8,000 SF
- Clear Height: 19' – 29'
- Loading: 8 Dock Doors (with levelers) & 5 Drive-in Doors
- 3 Exterior Truck Wells
- Trailer Storage: 5 Stalls
- Rail Loading: 9 Rail Doors
 - Norfolk Southern Rail Service
- Sprinkler: Wet System
- Power: 3,000 Amps, 480/277v, 3-Phase Power

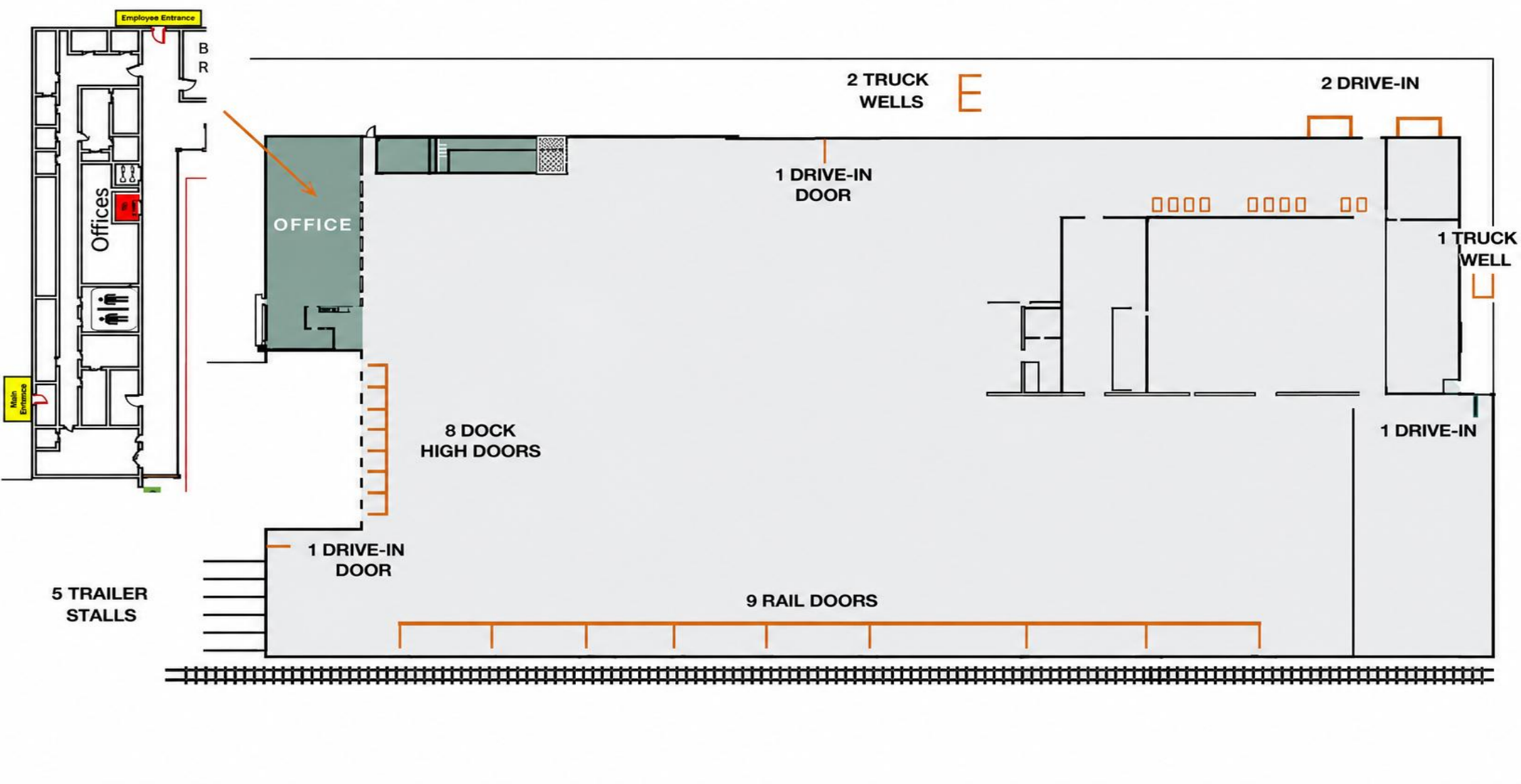


3200 Lakewood Ave

GREENDOCK
PARTNERS

**WILSON
HULL
& NEAL**
Established 1972

Floor Plan



3200 Lakewood Ave

GREENDOCK
PARTNERS

**WILSON
HULL
& NEAL**
Established 1972

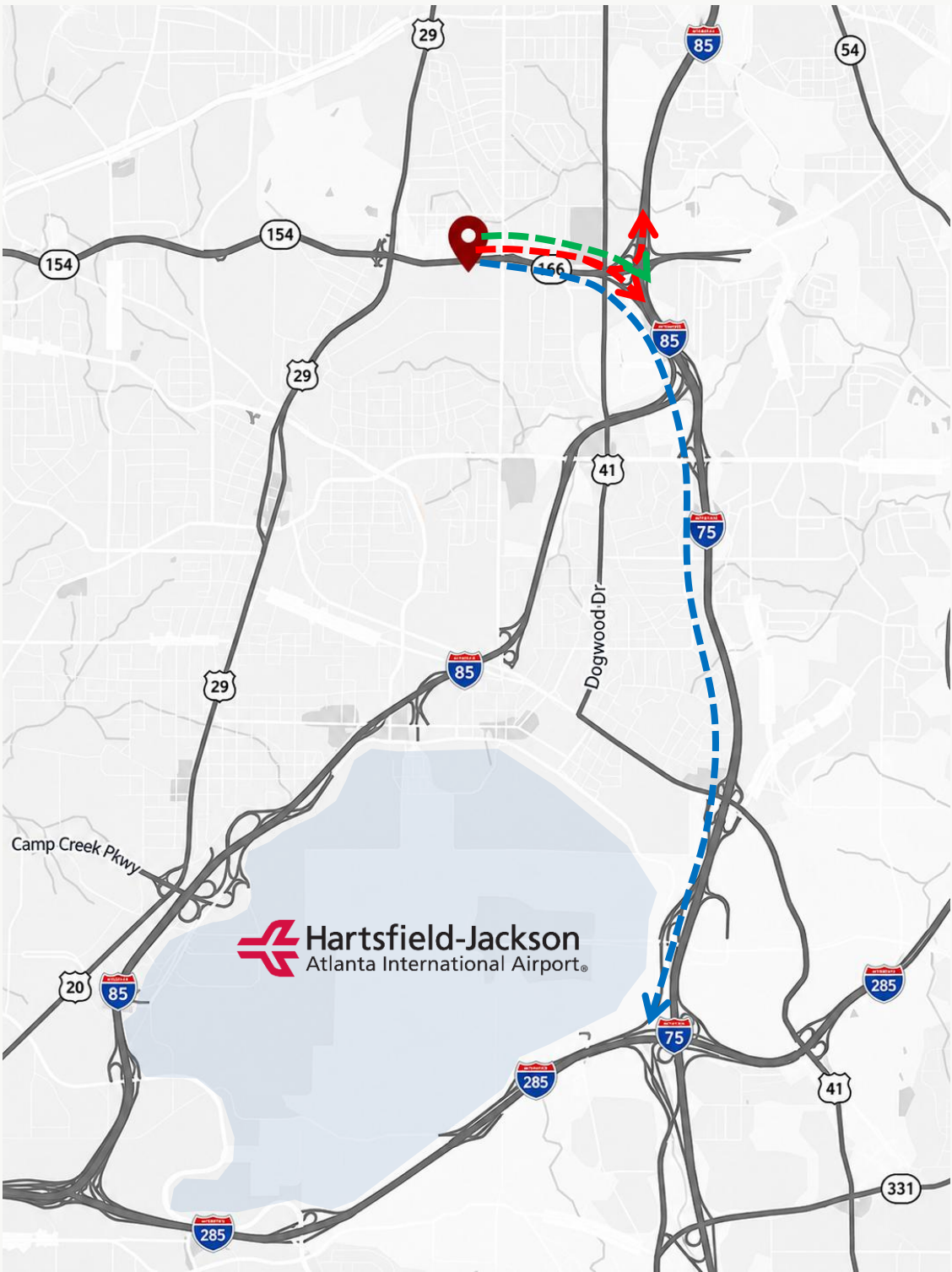
Connectivity

Immediate Interstate Access: Seamless transit via nearby I-85, I-75, and the I-285 perimeter loop ensures rapid distribution across the Southeast.

Hartsfield-Jackson Atlanta International Airport: Located just minutes north of the world’s busiest airport, making it ideal for air cargo, air freight forwarding, and international logistics.

Norfolk Southern Rail Service: Equipped with an active rail spur and 9 dedicated rail doors for highly cost-effective heavy freight transport.

Highway Corridor	Northbound (NB) Access	Southbound (SB) Access
Interstate 85 (I-85)	3 to 5 minutes via SR-14 / Main St (Direct access to Downtown Atlanta)	4 to 6 minutes via Central Ave (Direct access to Hartsfield-Jackson Airport & I-285)
Interstate 75 (I-75)	6 to 8 minutes via University Ave / Lakewood Pkwy	7 to 9 minutes via Porsche Blvd / Central Ave interchange
Interstate 285 (The Perimeter)	5 to 7 minutes via I-85 North to Perimeter Outer Loop	4 to 6 minutes via Main St / I-85 South to Perimeter Inner Loop

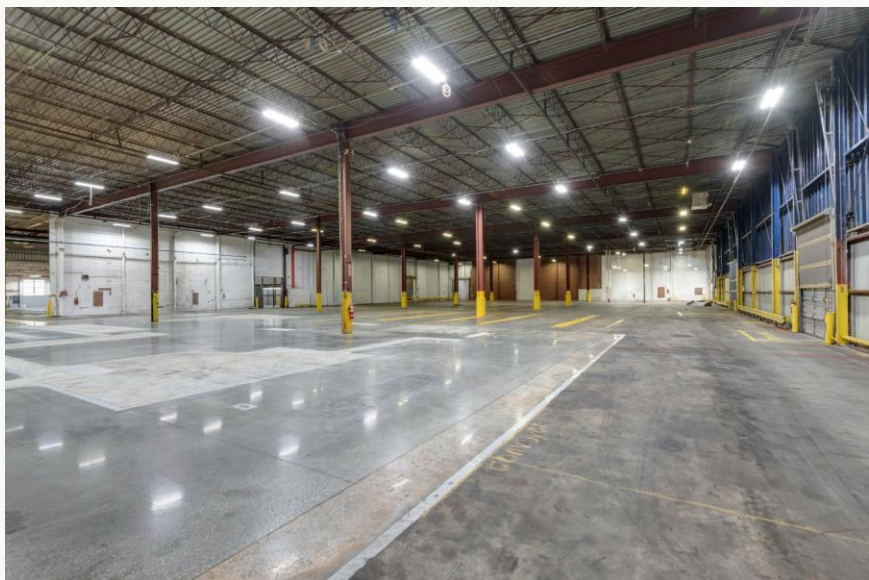
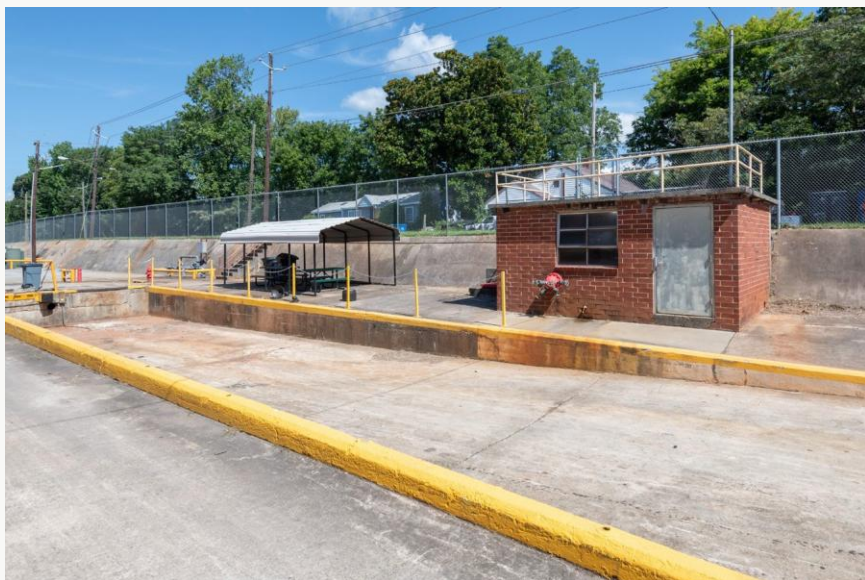
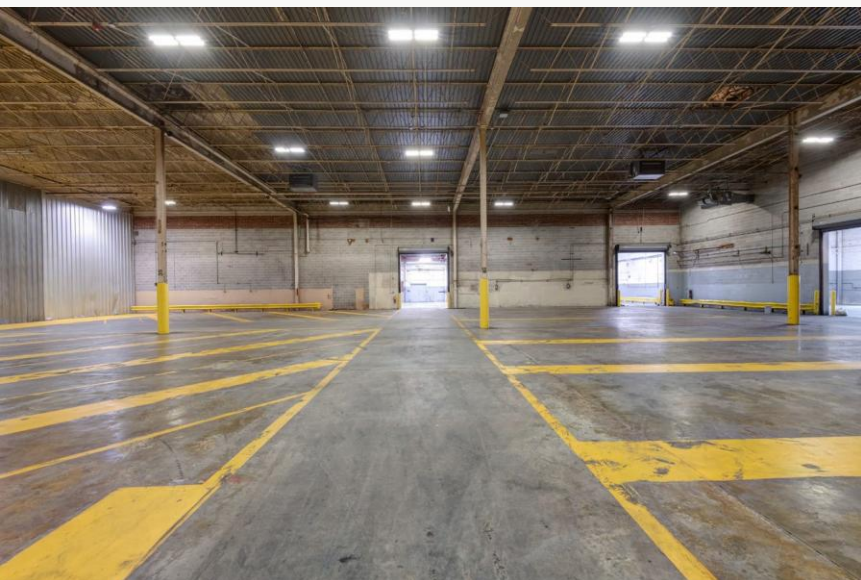
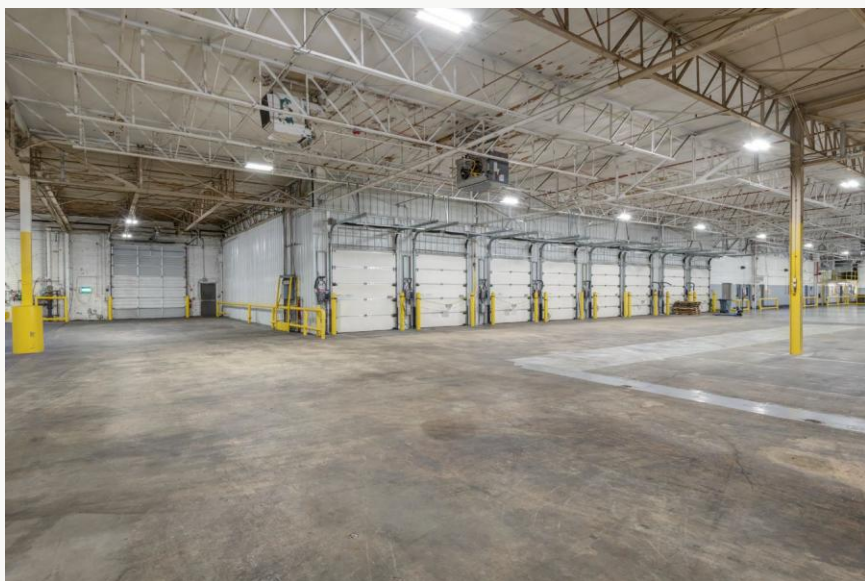


3200 Lakewood Ave

GREENDOCK
PARTNERS

WILSON
HULL
& NEAL
Established 1972

Property Photos

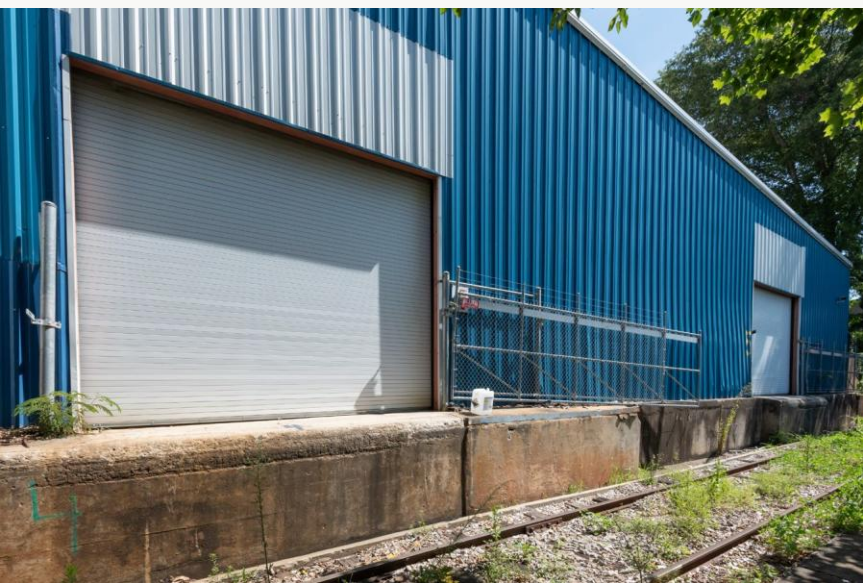


3200 Lakewood Ave

GREENDOCK
PARTNERS

**WILSON
HULL
& NEAL**
Established 1972

Property Photos

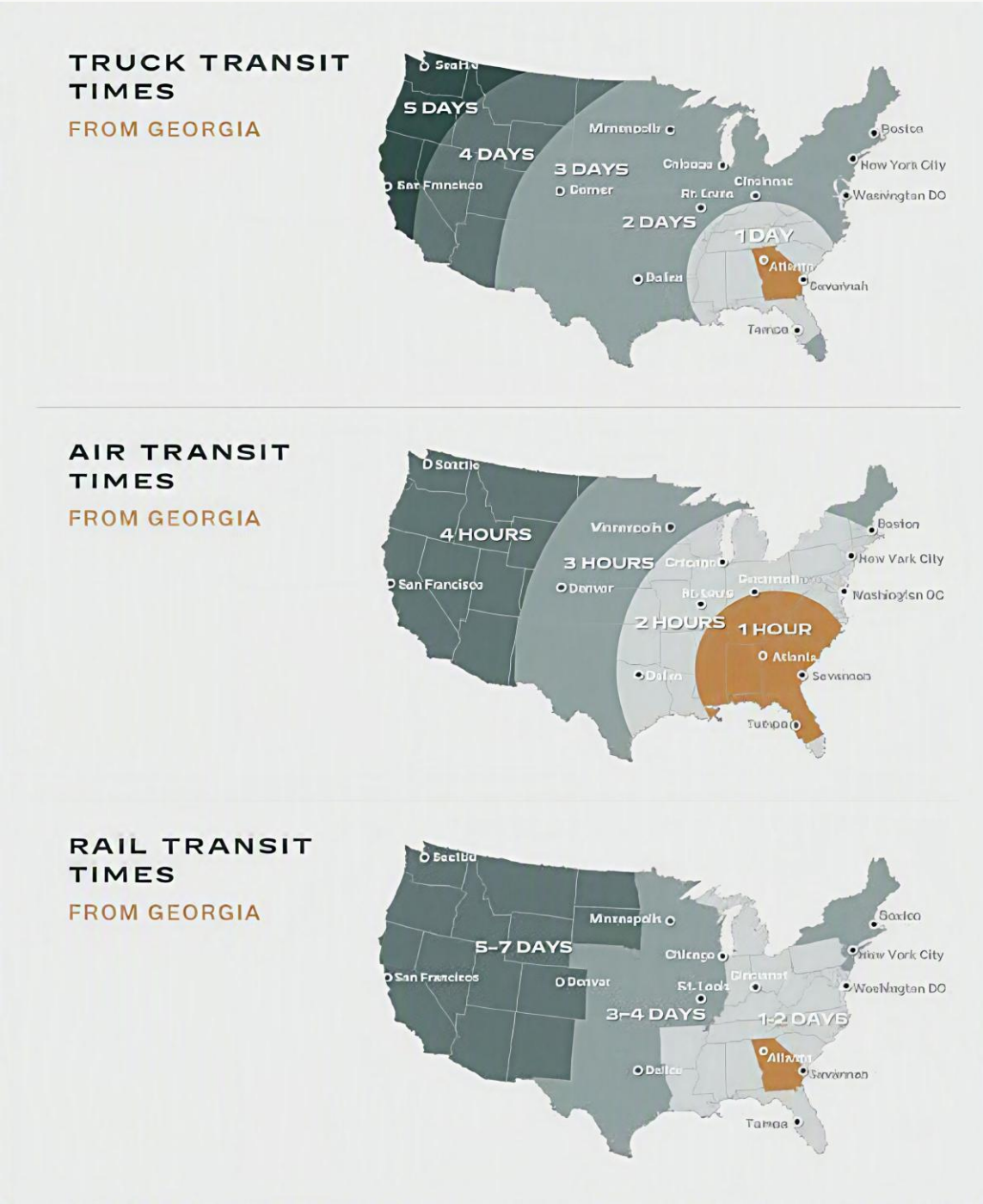


3200 Lakewood Ave

GREENDOCK
PARTNERS

**WILSON
HULL
& NEAL**
Established 1972

Location



METRO & LOGISTICS

Interstate 75	1.1 mi
Interstate 85	1.1 mi
Interstate 285	5.9 mi
Hartsfield-Jackson Int'l Airport	6.0 mi
Fairburn CSX Intermodal	18.6 mi

SOUTHEAST PORTS

Port of Savannah	247 mi
Port of Charleston	303 mi
Port of Brunswick	309 mi
Port of Pensacola	322 mi
Port of Jacksonville	346 mi

3200 Lakewood Ave

GREENDOCK
PARTNERS

WILSON
HULL
& NEAL
Established 1972

Lease Or Sale Inquiries

Joseph Rogers

Wilson, Hull & Neal Real Estate

(404) 550-0817 | jrogers@whnre.com

Conner Dickinson

Wilson, Hull & Neal Real Estate

(770) 542-7917 | cdickinson@whnre.com

Riley Levitt

Wilson, Hull & Neal Real Estate

(404) 717-6566 | rlevitt@whnre.com