

3502 Moreland Avenue

CONLEY, GA 30288

INDUSTRIAL
OUTDOOR STORAGE
FOR LEASE



4.82 AC WITH 12,550 SF SERVICE FACILITY | NEW 1,800 SF OFFICE



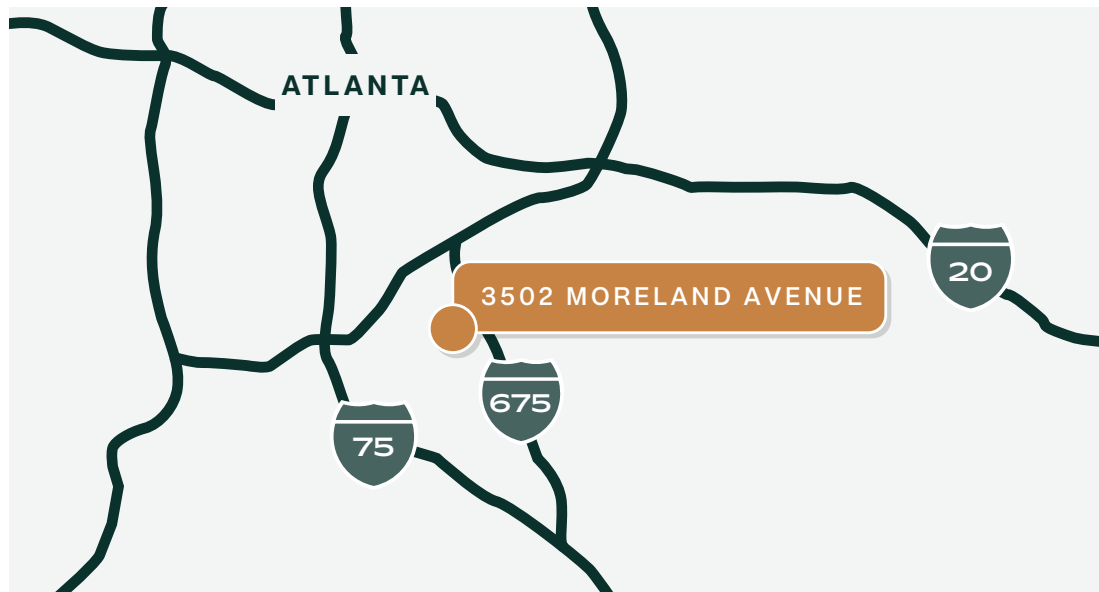
BLUERIDGE



3502 Moreland Avenue presents a highly functional **12,550 SF** maintenance and operations facility situated on **4.82 acres zoned Heavy Industrial.**

The building features a clear-span shop layout supported by seven oversized 14' x 16' drive-in doors and 17'-21' clear height, providing exceptional maneuverability for fleet, service, or light industrial users.

Acres	4.82 AC
Square Footage	12,550 SF
Service Facility	7 Overhead Doors 2 Drive-In, Drive-Thru Bays 3 Drive-In Bays
Office	1,800 SF — Made-Ready
Paving	Fully Paved (2025)
Year Built/Renovated	1980/2025
Clear Height	17'-21'
Security	Fully Fenced, Gated and Lit



Access



1.6 Miles to I-285



2.7 Miles to I-675



6.7 Miles to I-75



7.2 Miles to Harsfield-Jackson
Atlanta International Aiport



3502 MORELAND AVENUE





BLUERIDGE

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