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FOR LEASE

**6040
LAGRANGE
BOULEVARD**

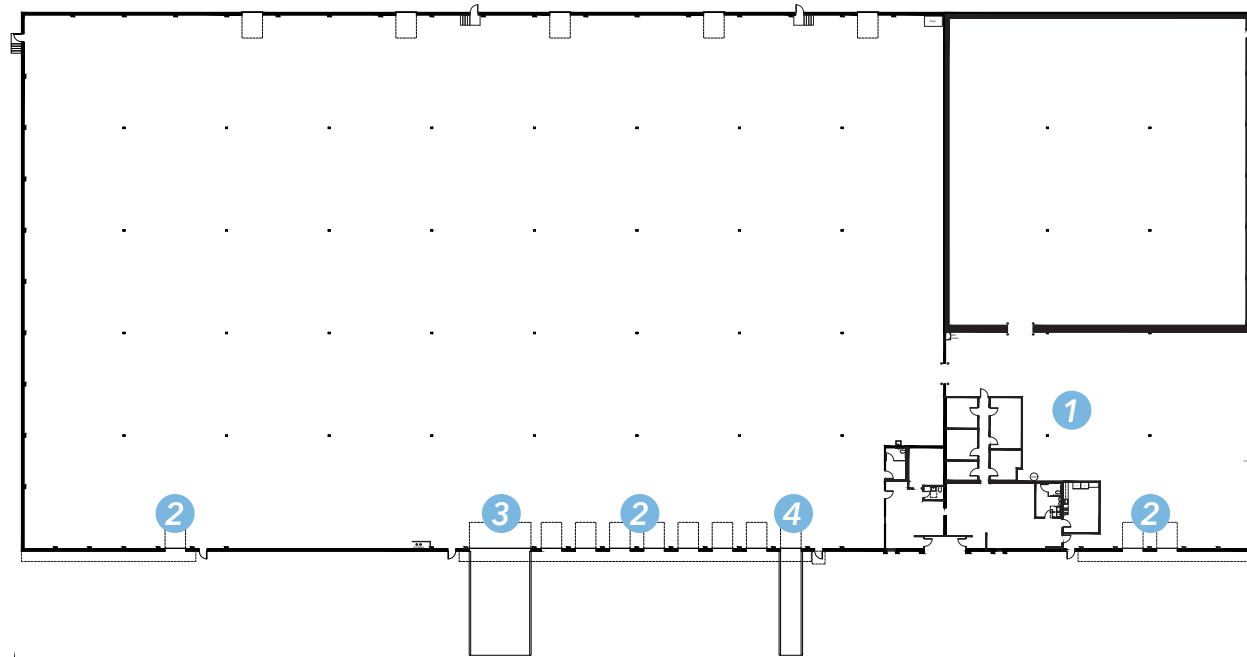
Atlanta, GA 30336

101,917 SF



PROPERTY HIGHLIGHTS

- 101,917 SF
- 3,454 SF Office Space
- 22' Clear Height
- Front Load Configuration
- 10 (8' x 10') Dock High Doors with Pit Levelers | 7 Additional Knock-Out Panels
- 1 (24' x 10') Ramped Door
- 1 (8' x 10') Ramped Door
- 25 Auto Parking Spaces
- 200' Building Depth (40' x 40' Column Spacing)
- 115' Truck Court
- Wet Sprinkler System
- Fenced and Gated



1 3,454 SF Office Space

2 10 Dock High Doors

3 24' x 10' Ramped Door

4 8' x 10' Ramped Door

LOCATION HIGHLIGHTS



PORTS

Port of Savannah
(259 Miles)

AIRPORTS

Hartsfield-Jackson Atlanta
International Airport
(13.5 Miles)

INTERSTATES

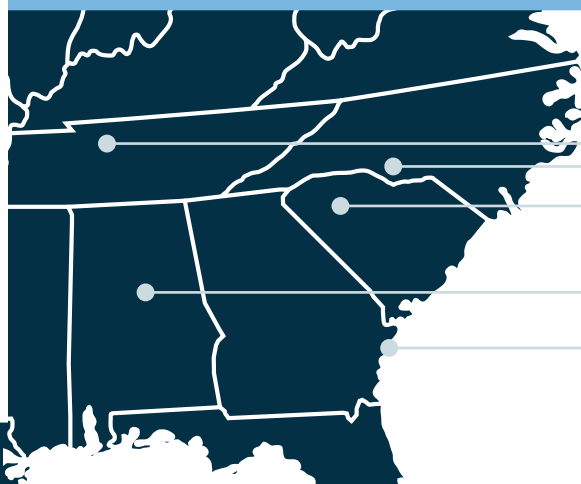
Interstate 20
(5.3 Miles)

Interstate 285
(7.4 Miles)

PARCEL HUBS

FedEx Ground
(4.8 Miles)

UPS SMART Hub
(7.2 Miles)



CHARLOTTE | 4 HRS

GREENVILLE | 2.5 HRS

BIRMINGHAM | 3 HRS

SAVANNAH | 3.5 HRS

NASHVILLE | 4.5 HRS

MENISCUS
GROUP

LEE &
ASSOCIATES

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101,917 SF





CORPORATE NEIGHBORS

TRAILER TRAFFIC

1

GA-155 | EXIT 216

1,519 Trailers

7% of 21,700 Avg. Count

2

GA-155 | EXIT 216

1,519 Trailers

7% of 21,700 Avg. Count

Source: <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>

PROPERTY HIGHLIGHTS

- [illegible]

PROPERTY HIGHLIGHTS

