

1440 ROCK MOUNTAIN BLVD, STONE MOUNTAIN, GA 30083



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PROPERTY HIGHLIGHTS

SITE AREA	12.89 Acres
TOTAL BUILDING AREA	227,277 SF
OFFICE AREA	27,600 SF
WAREHOUSE AREA	199,677 SF
YEAR CONSTRUCTED	2000
CONSTRUCTION TYPE	Brick & Block front offices, tilt-wall concrete
HVAC (PRODUCTION)	Production / Warehouse 100% HVAC Ready
LOADING	21 Dock high doors. 1 Drive-in ramp door (3 Oversized Drive-in grade level doors to truck well.)
PARKING	270 Car parks
CEILING CLEAR HEIGHT	24'
COLUMN SPACING	40' x 46'
ELECTRICAL	±4,000 Amps
ROOF	New Roof was installed in 2025 (20 year warranty) LED lighting, New 185' truck court with outdoor storage available, +/- 4,000 sf move-in-ready office renovation (expansion possible)
OWNER CAPITAL IMPROVEMENTS	

1440 ROCK MTN



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FLOOR PLANS

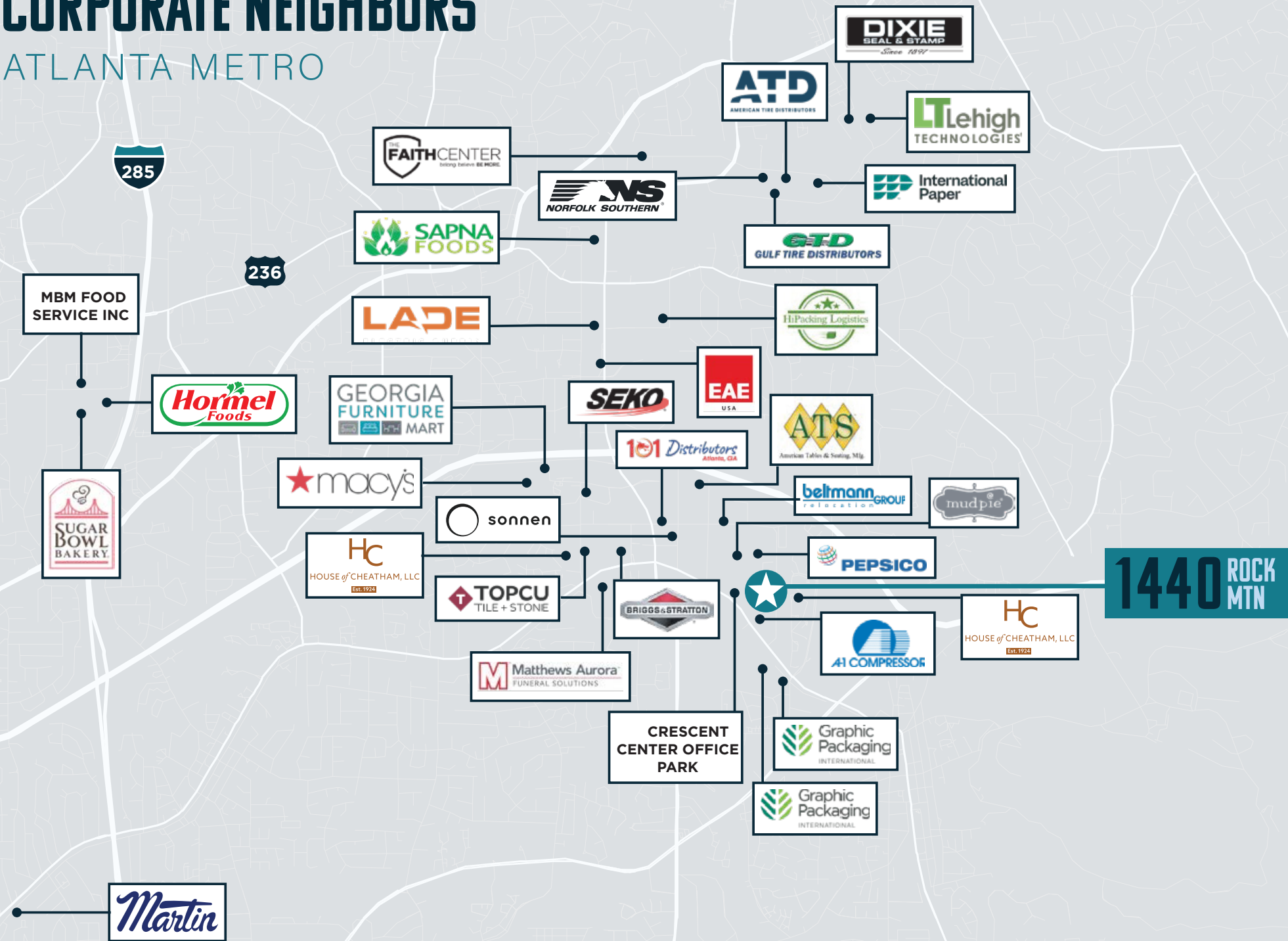
***MAKE READY WORK UNDERWAY**



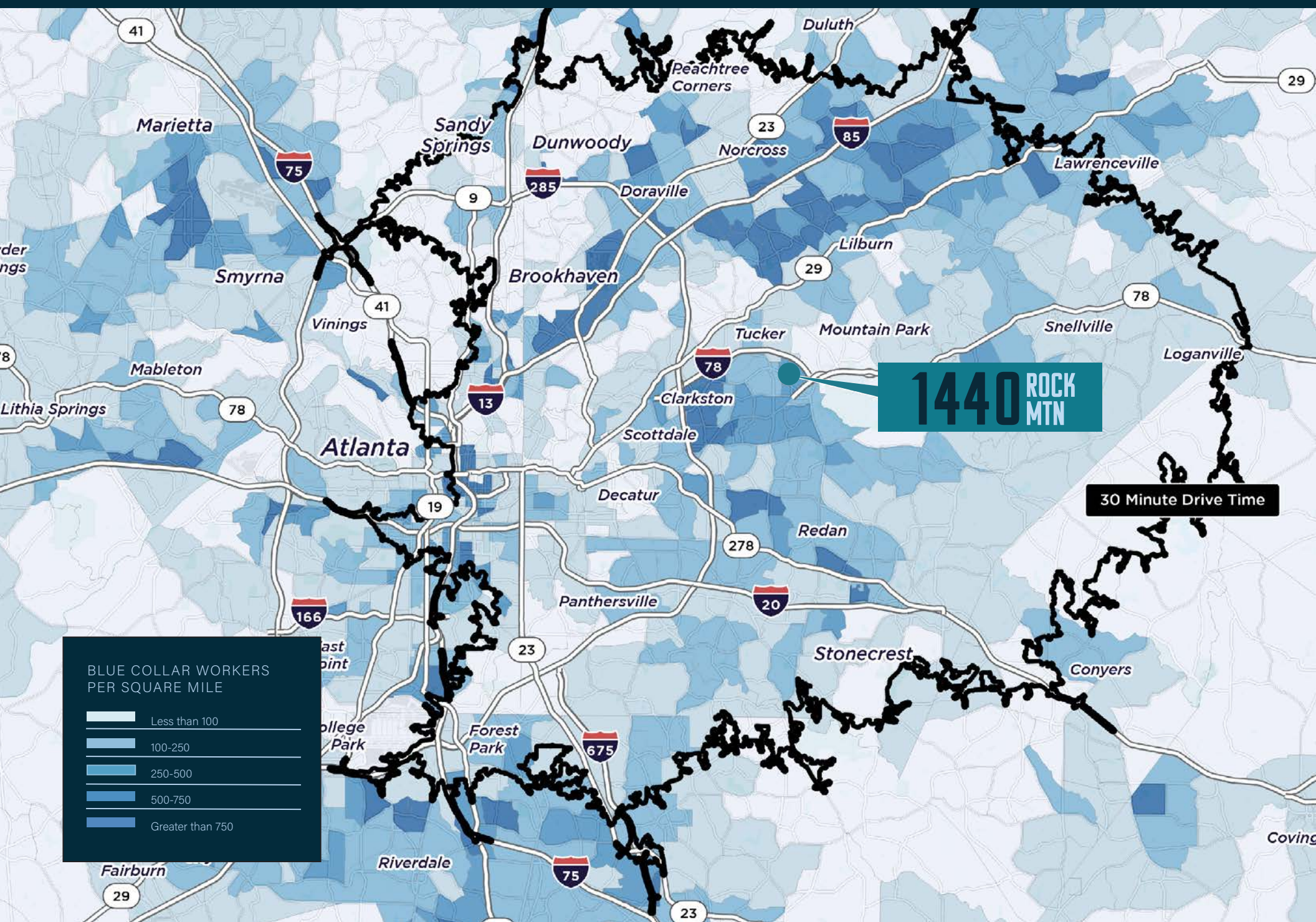
SPACE AVAILABLE: 100,000-227,277

CORPORATE NEIGHBORS

ATLANTA METRO



WORKFORCE HEAT MAP



AERIAL OVERVIEW

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