

FOOD PRODUCTION AND/OR FREEZER FOR LEASE

+/- 132,038 Square Feet Available

2200 Lithonia Industrial Blvd., Lithonia (Atlanta), GA



FOOD PRODUCTION AND/OR FREEZER SPACE AVAILABLE TOGETHER OR SEPARATELY

- Total Building: 186,838 Square Feet (SF)
- +/- 132,038 SF Available
- Refrigerated Production: +/- 42,500 SF
- Frozen Storage: +/- 17,880 SF
- Dry Storage: +/- 20,000 SF
- 17.48 Acres
- Immediate I-20 Access

Scott Delphey, Founder | Food Properties Group

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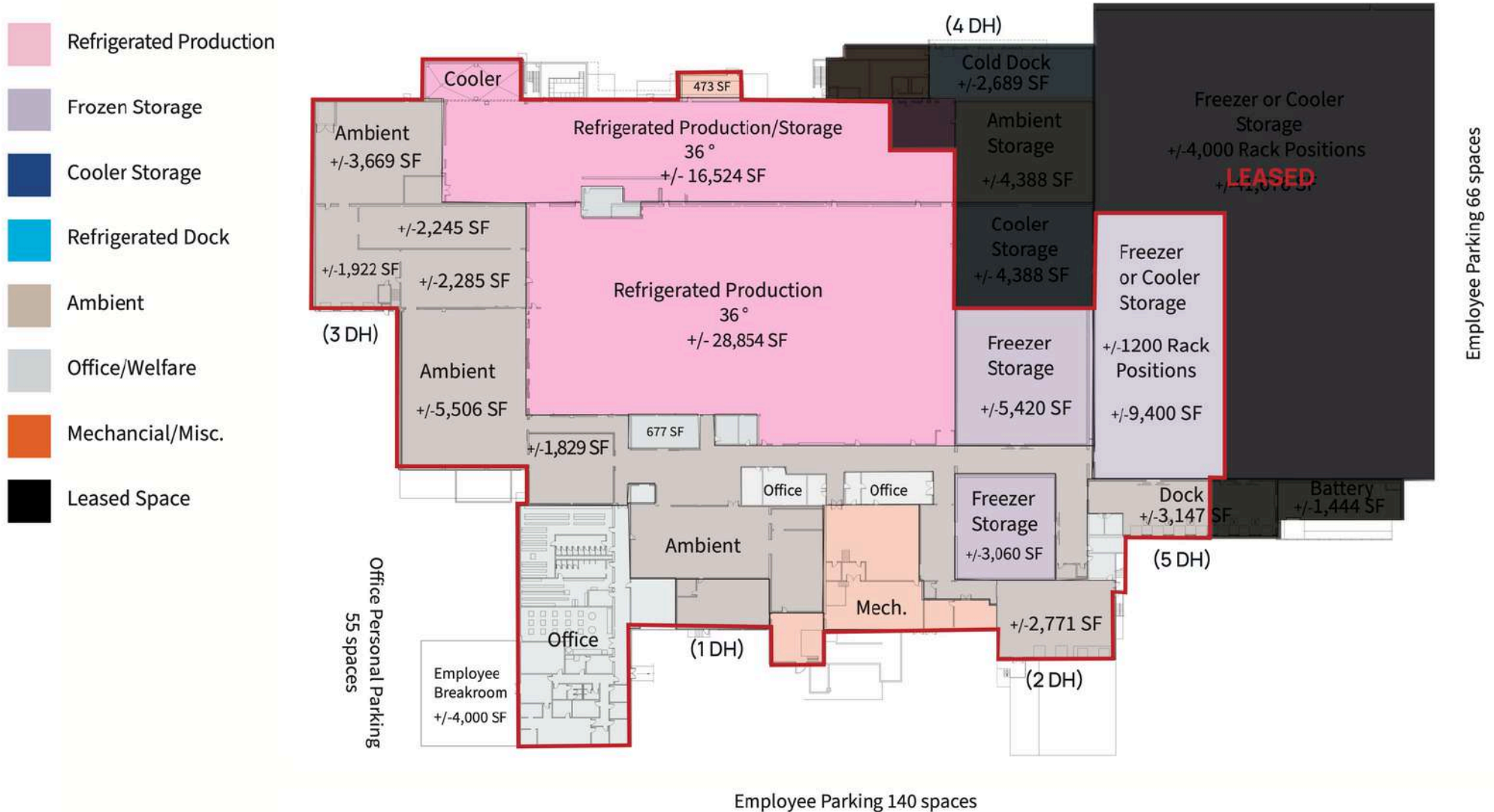
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FOOD PROPERTIES GROUP



ONPACE COLD



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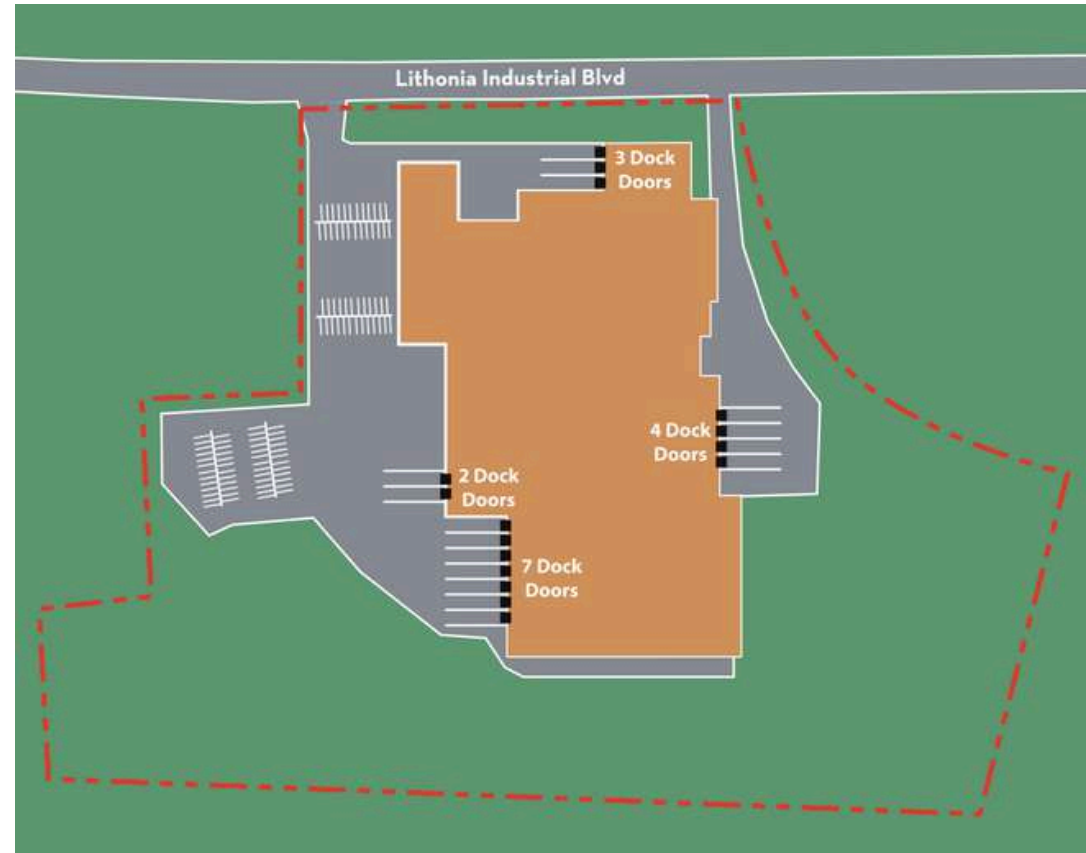
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AVAILABLE SQUARE FOOTAGE ITEMIZATION

- Total Building: +/- 132,038 SF
- Refrigerated Production: +/- 42,500 SF (45°)
- Frozen Storage: +/- 17,880 SF
- Dry Storage: +/- 20,000 SF
- Office/Welfare: +/- 10,000 SF



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CONSTRUCTION

- Ceiling heights:
 - Production: 14'-18'
 - Storage: 18'-24'
- 11 dock doors
- Two electrical services to building;
 - 2500 KVA, and
 - 1500 KVA
- Combination of LED, T-5 and T-8 lighting
- On-site wastewater treatment (not operated in several years)
- Ammonia refrigeration
- 17.48 acres

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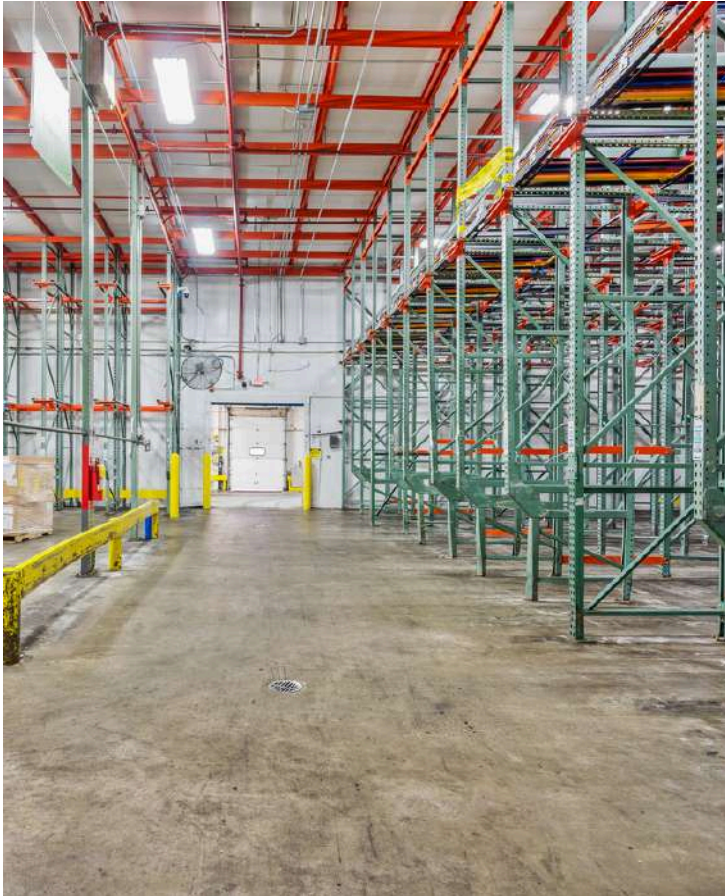
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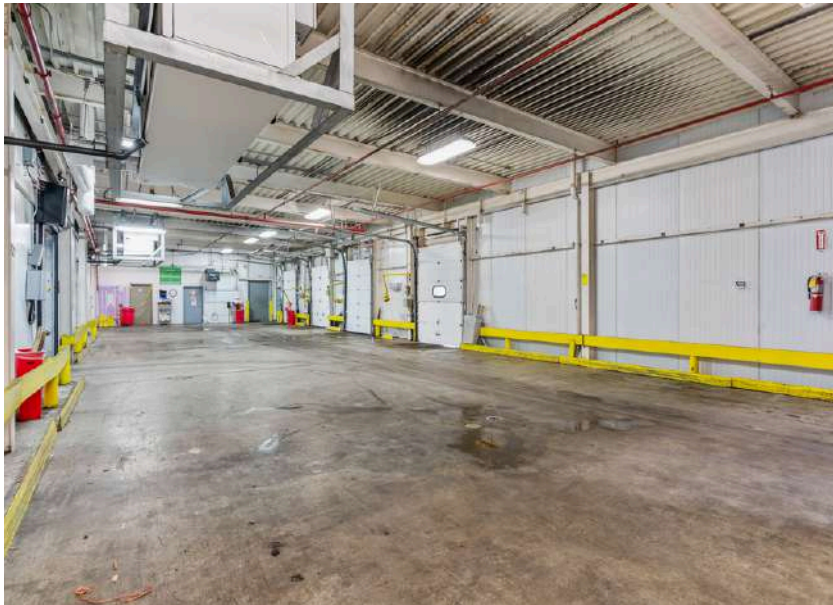
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OTHER

- SQF certified previously
- Freezer primarily-racked
- Former uses include frozen food production and refrigerated kitting assembly



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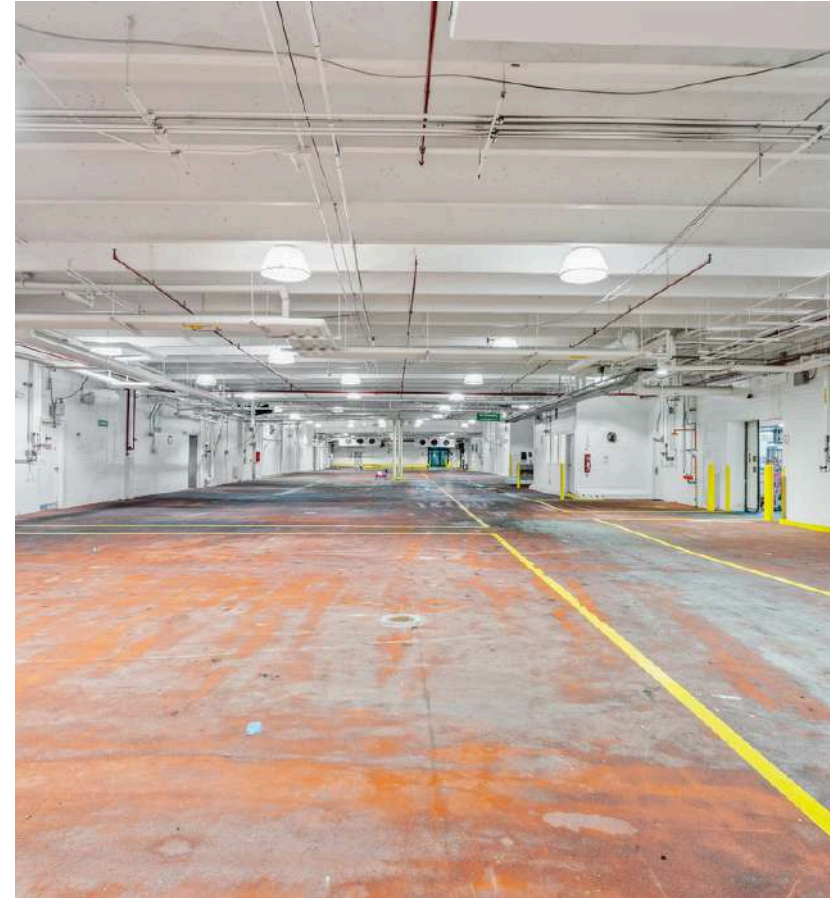
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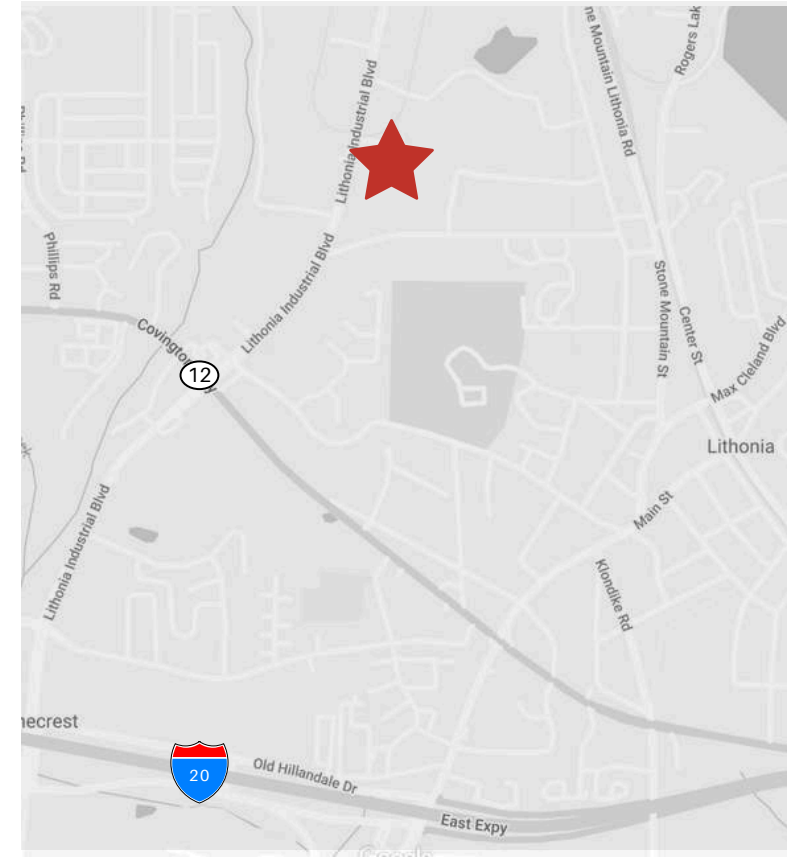
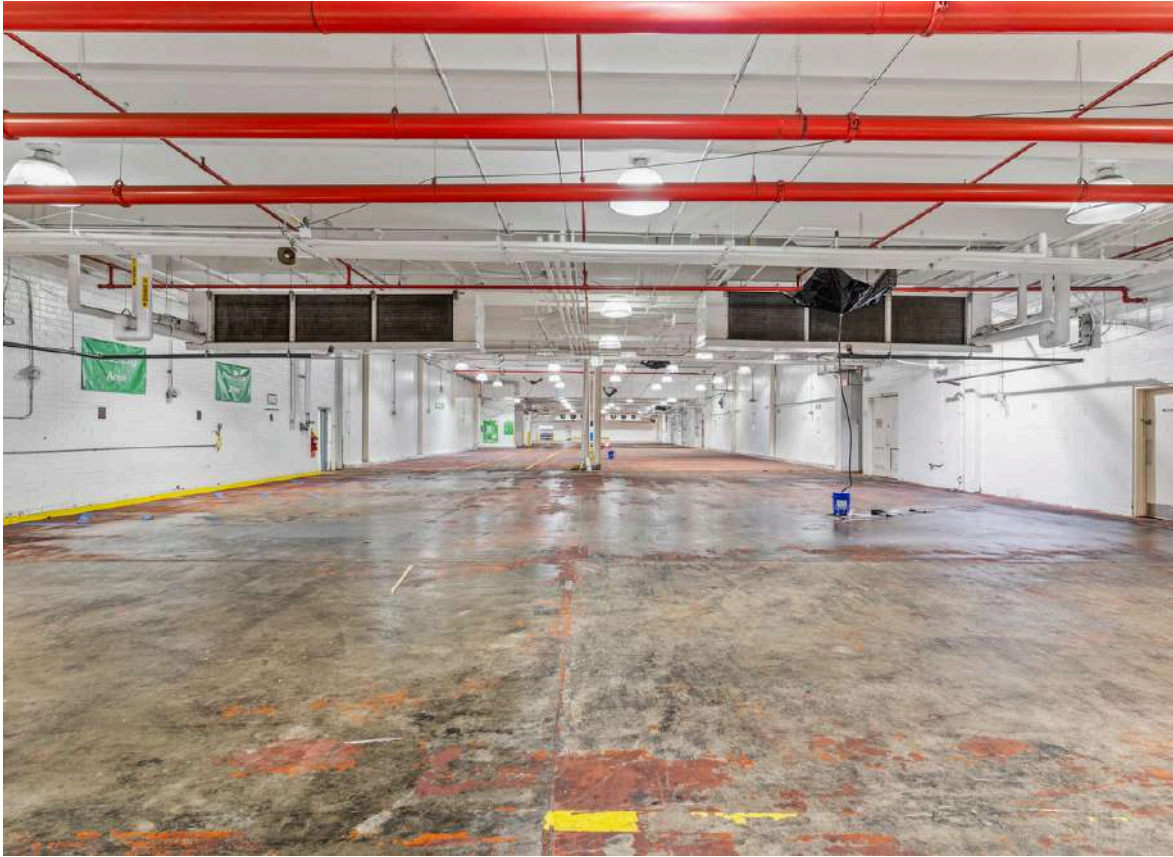
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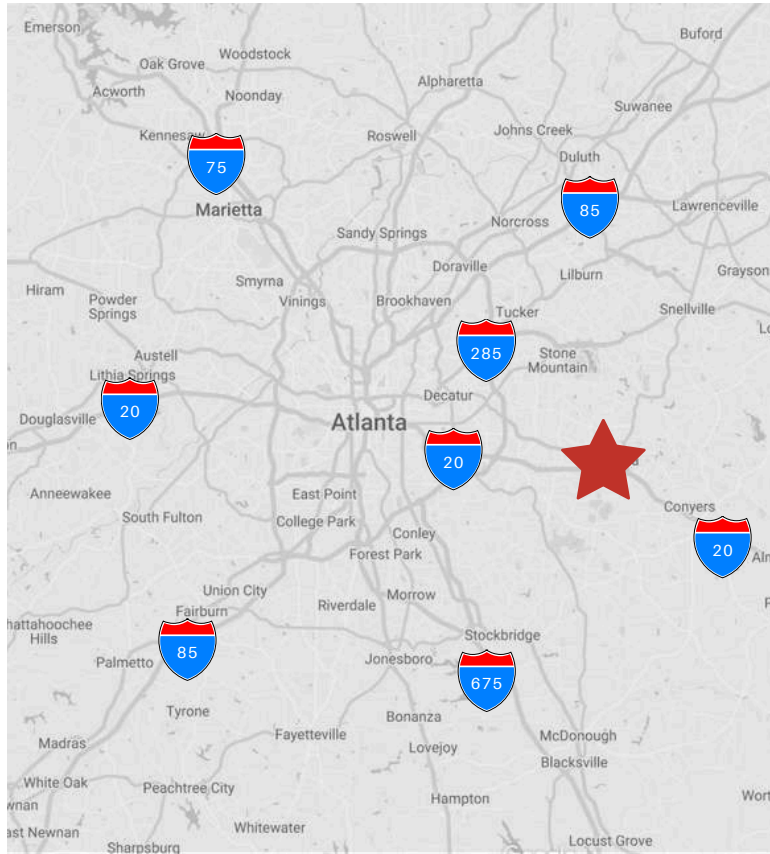
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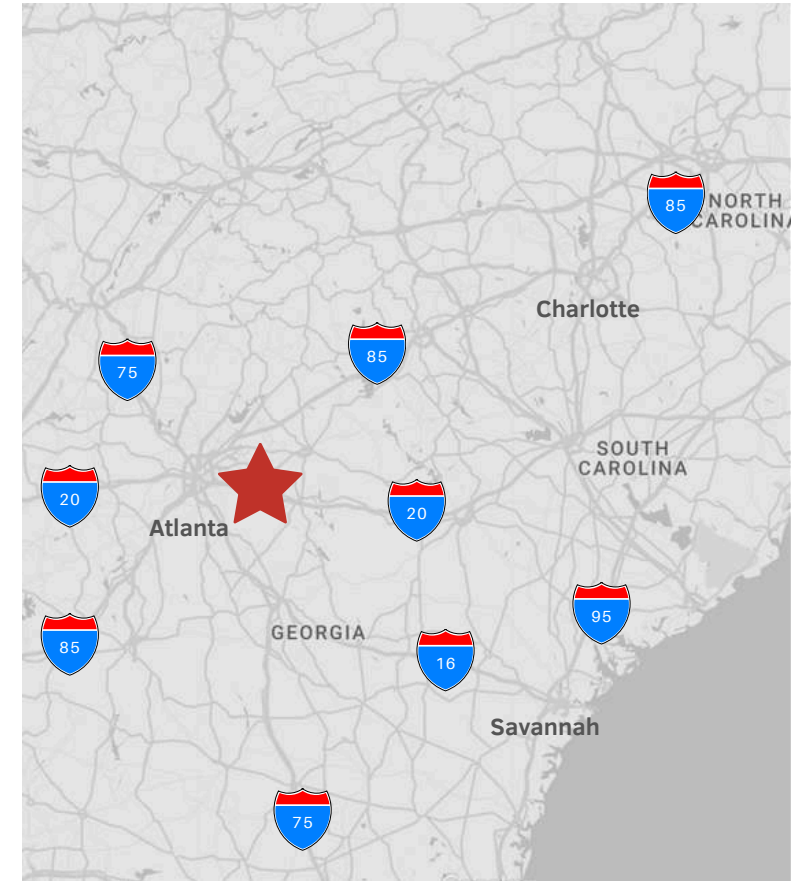
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