

FOR SALE

# RARE, INFILL, INDUSTRIAL OUTSIDE STORAGE

2254 Moreland Avenue | Atlanta, GA 30315



## PROPERTY HIGHLIGHTS

<b>BUILDING SIZE:</b>	<ul style="list-style-type: none"><li>• 13,083 SF building</li><li>• 10,683 SF covered storage (column spacing 24' x 56')</li><li>• 2,400 SF office/warehouse (not including mezzanine)</li></ul>
<b>OUTSIDE STORAGE:</b>	<ul style="list-style-type: none"><li>• 5.37 AC total (<math>\pm</math>3.25 net usable)</li><li>• Fenced, paved, gated, &amp; lit</li></ul>
<b>LOADING:</b>	<ul style="list-style-type: none"><li>• 1 grade level door (9' x 9')</li><li>• 7 dock concrete loading platforms</li></ul>
<b>CEILING HEIGHT:</b>	14' - 17'
<b>POWER:</b>	250 amp 208Y / 120V, 3 Phase, 4 Wire Power
<b>ZONING:</b>	Light Industrial (M) / DeKalb County



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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but not warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# AERIAL VIEW



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# ADDITIONAL PHOTOS



**CLICK HERE TO  
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PROPERTY  
IMAGES**

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# LOCATION OVERVIEW



### Interstates & Highways

- I-285: ±2.3 Miles
- Hwy 20 East: ±3.6 Miles
- I-675: ±4.8 Miles
- I-85: ±7.1 Miles
- I-75: ±8.4 Miles



### Parcel Hubs

- UPS Ship Center: ±0.7 Miles
- FedEx Ship Center: ±1.6 Miles



### Airports

- Hartsfield-Jackson Int'l Airport: ±8.3 Miles



### Ports

- Savannah: ±243 Miles
- Charleston: ±304 Miles



### Rail

- CSX Intermodal: ±6 Miles
- Norfolk Southern Intermodal: ±12.7 Miles

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# PROMINENT NEIGHBORS

1. Road One Transportation
2. McKenney Packaging
3. TForce Freight
4. Superior Rigging
5. 48Forty Solutions
6. Metro Trailer
7. Amazon
8. Southeastern Freight Lines
9. L&W Supply
10. City of Atlanta Watershed
11. FedEx
12. Central Transportation
13. Universal Transportation
14. Global Parts, Inc.
15. W.W. Williams
16. Yancey
17. XPO
18. Southeastern Trailer Mart
19. EFCO
20. Old Castle
21. Amazon
22. Schneider
23. Republic Services

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# CONTACT

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