



2160 Hills Ave, Suites A/B
ATLANTA, GEORGIA 30318

8,052 - 18,337 SQUARE FEET
AVAILABLE FOR LEASE



2160 Hills Ave is multi-tenant industrial building located in the heart of West Midtown. This premier infill submarket allows users to directly service and supply the greater Atlanta area. Ownership is underway on extensive renovations to provide a more functional layout for a company in need of light distribution.

Property Highlights

	SUITE A	SUITE B	SUITES A/B
Suite Size	8,052 SF	10,285 SF	18,337 SF
Office Space	1,203 SF	1,423 SF	2,626 SF
Loading	2 Dock High	2 Dock High	4 Dock High
Power	1,200 Amps, 3 Phase, 120/240 V		
Clear Height	20'		
Year Built	1970		

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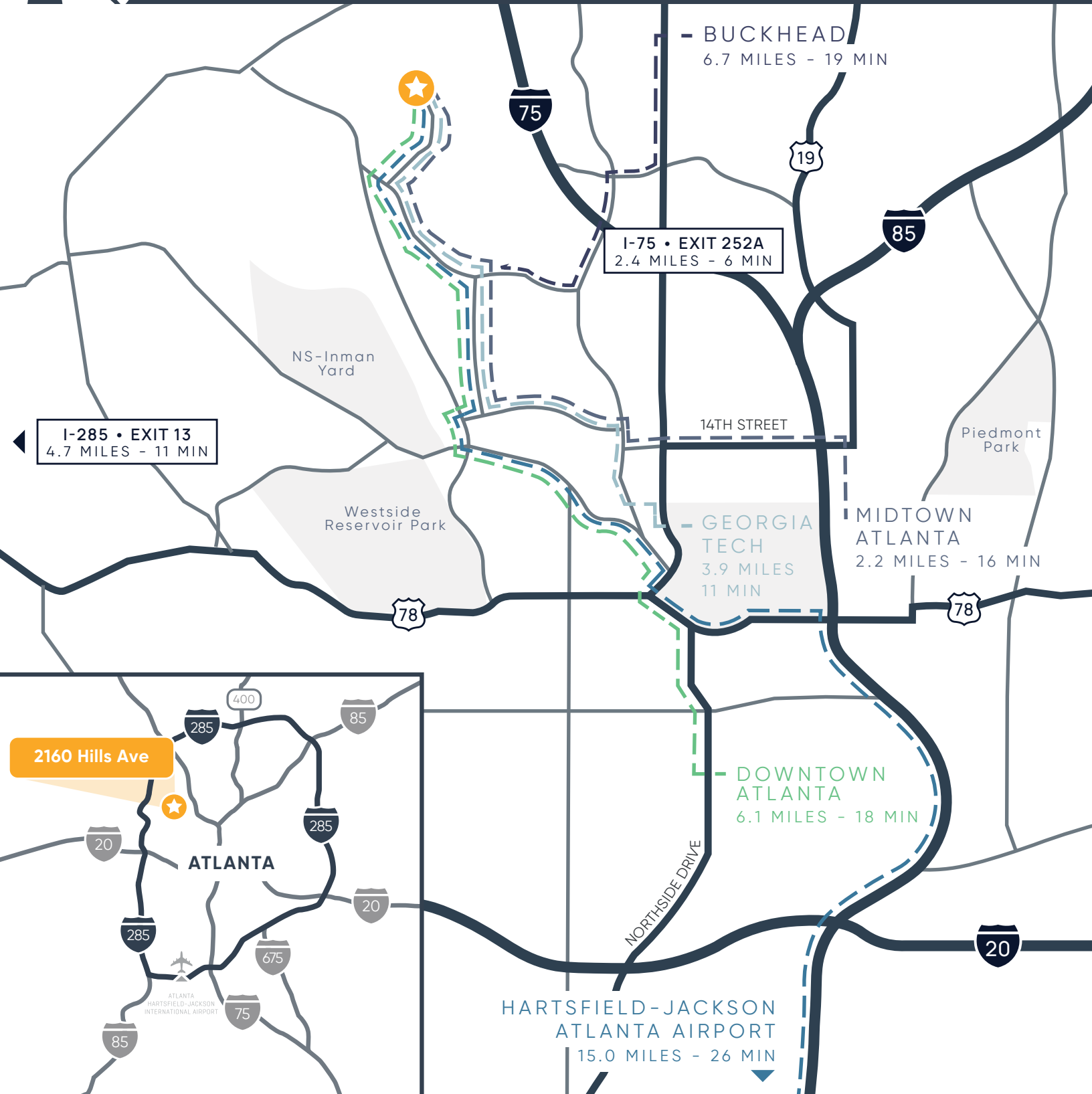


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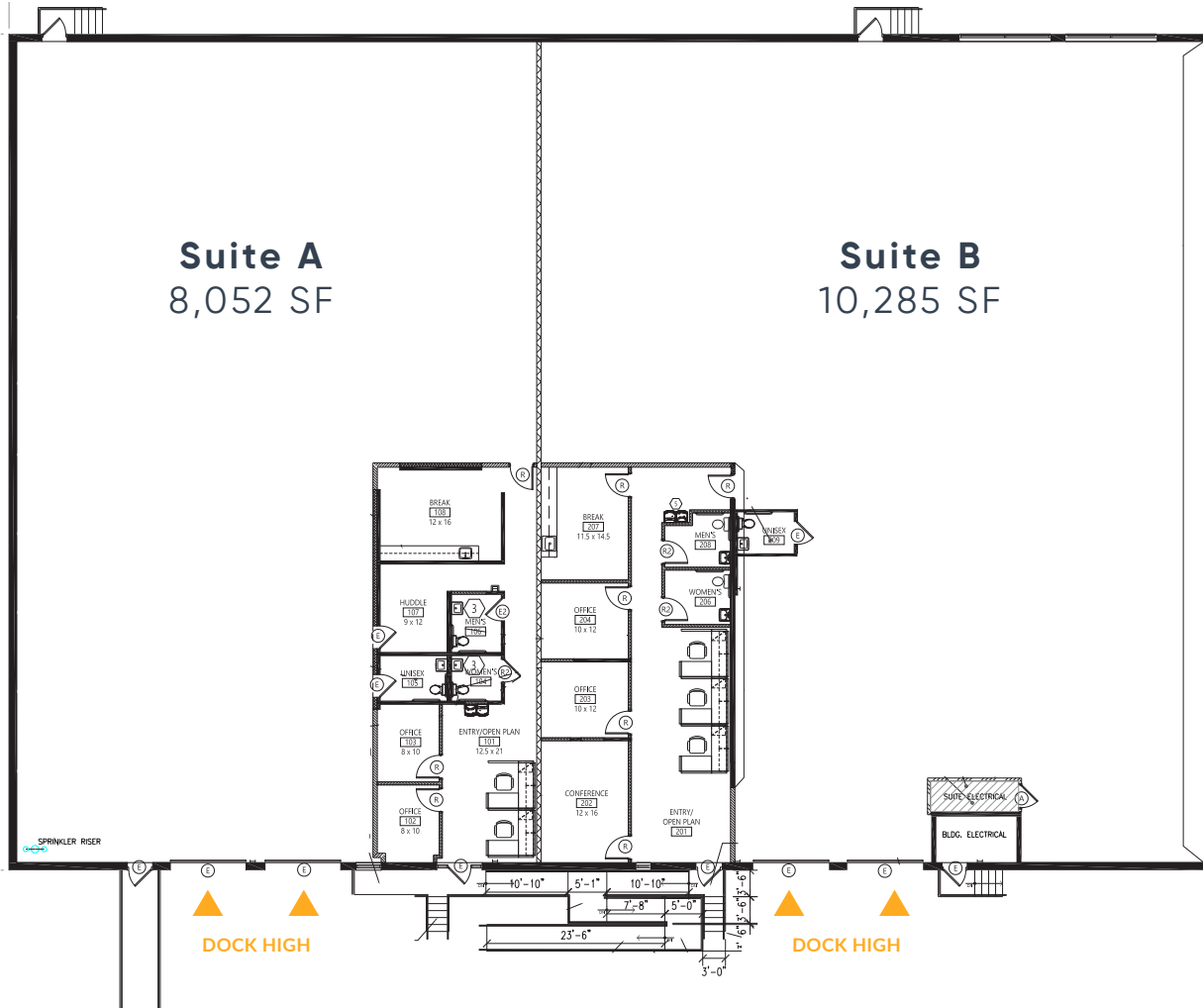


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Proposed Updated Floor Plan – Multi-Tenant



Suites A/B
18,337 SF

Landlord underway on extensive improvements to maximize suite efficiency for light distribution users.

- Demo of high office finish
- Construction of two new office suites with new paint, carpet and lighting
- New warehouse lighting

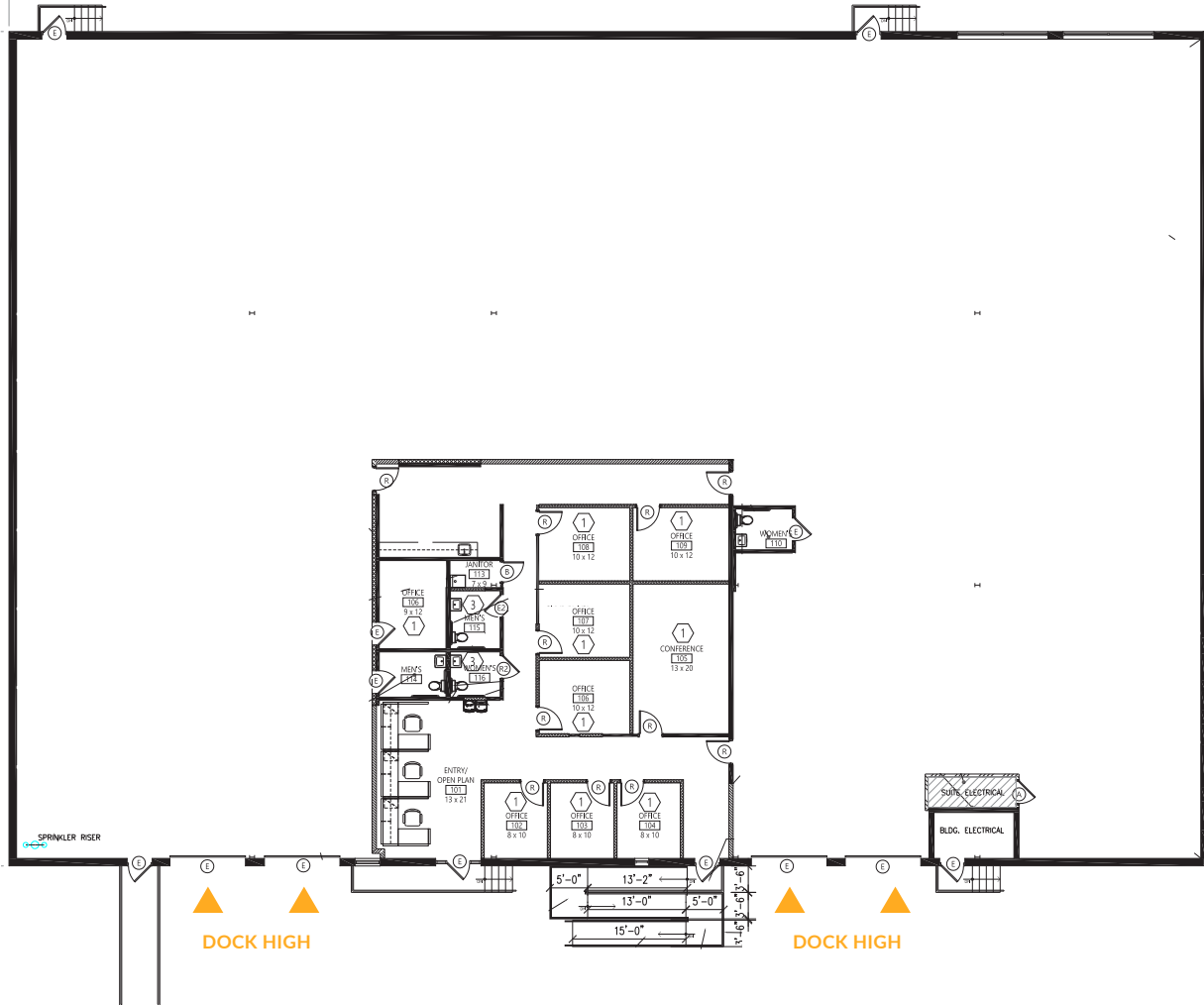


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Proposed Updated Floor Plan – Single Tenant



18,337 SF

Landlord underway on extensive improvements to maximize suite efficiency for light distribution users.

- Demo of high office finish
- Construction of two new office suites with new paint, carpet and lighting
- New warehouse lighting

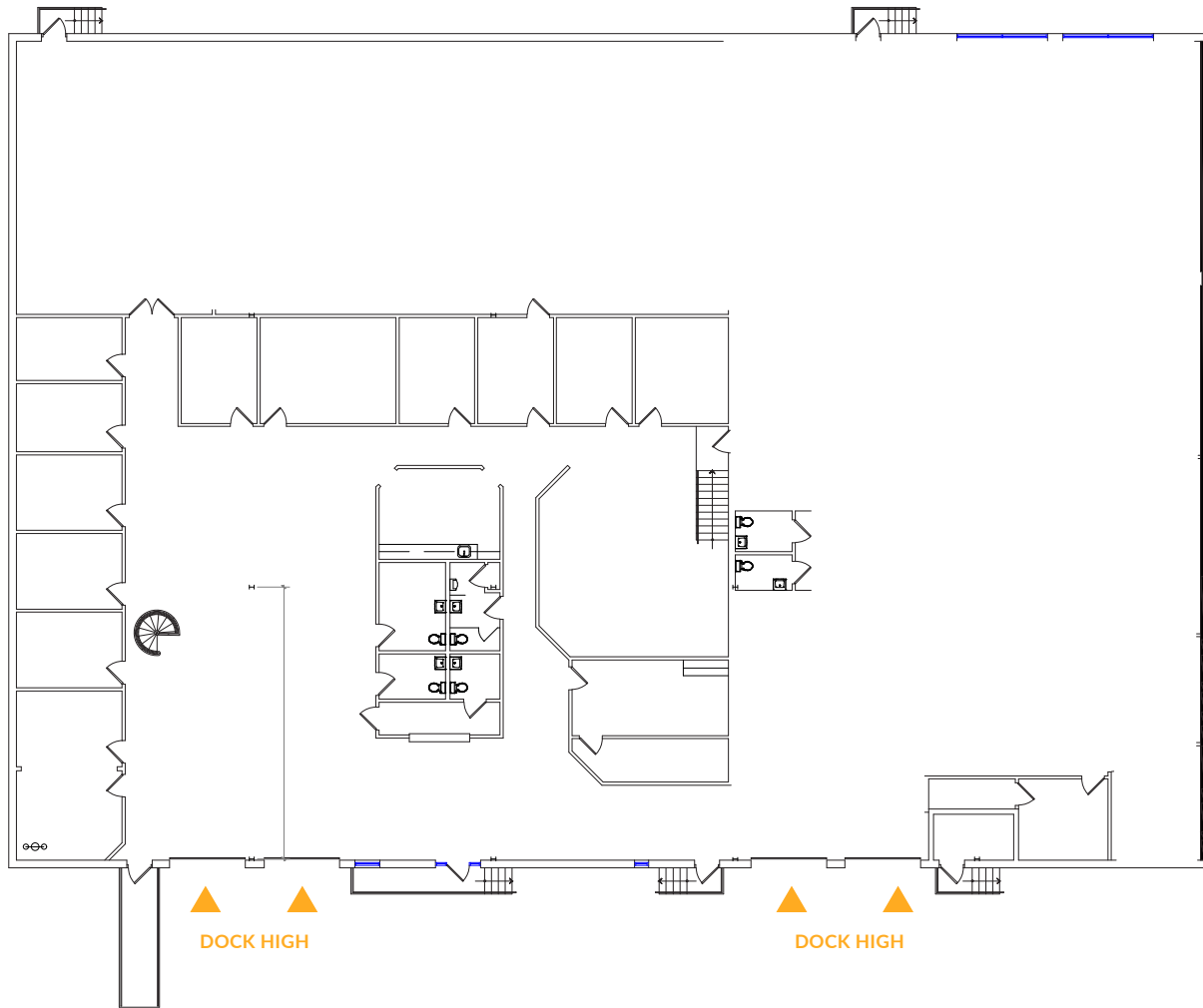
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Current Floor Plan



Suites A/B

18,337 SF

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