

100% Refrigerated Storage with Freezer Potential

*1239 Oakleigh Drive
Atlanta, GA*

271,792 SF Available for Lease



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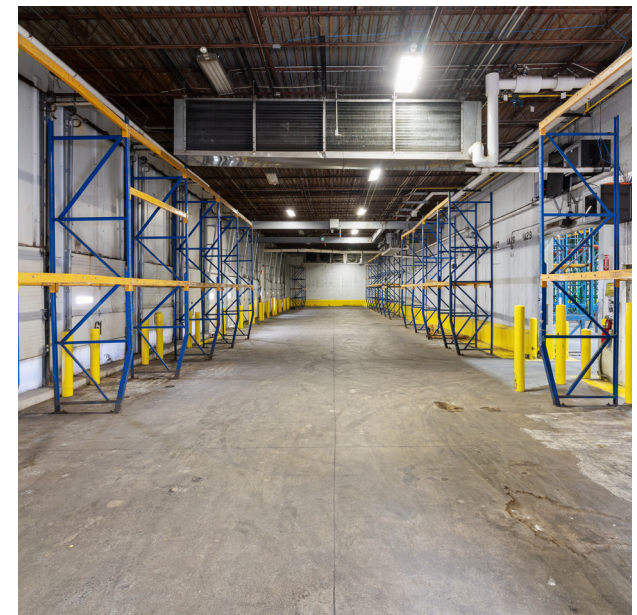
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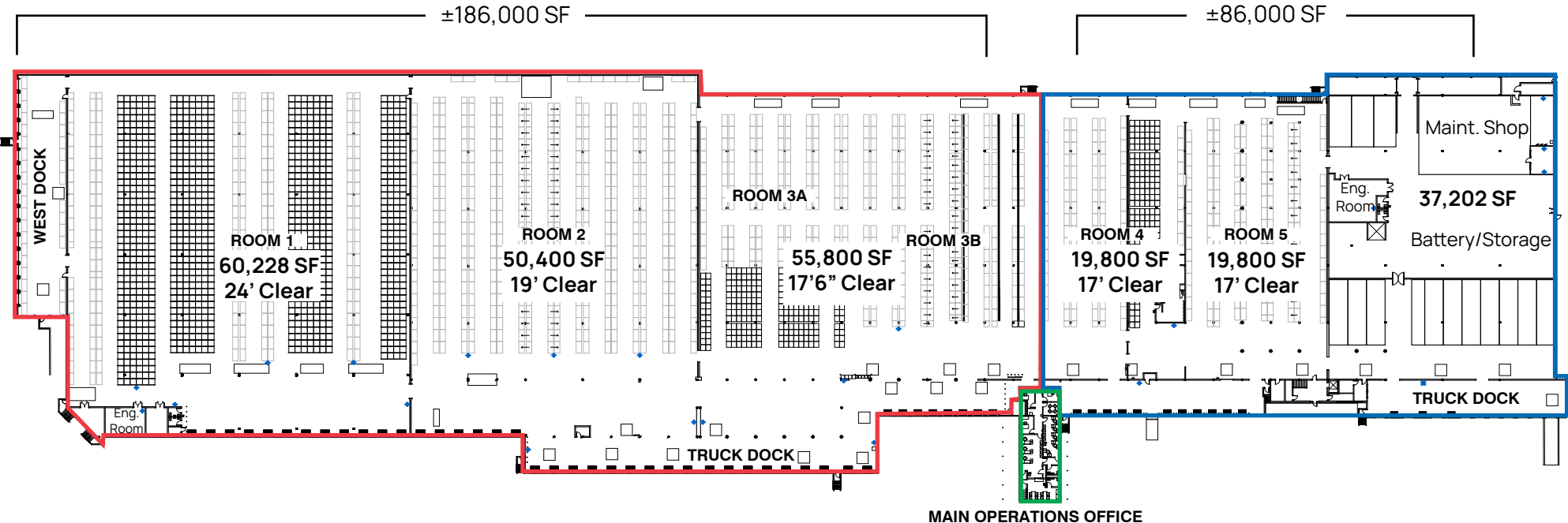
REFRIGERATED PROPERTY DETAILS



Total SF Available:	± 271,792
Divisible:	Yes; ± 186,000 SF and ± 86,000 SF
Refrigerated Storage SF:	± 206,000 SF at 34° F
Freezer SF:	Ability to convert rooms 1 (60,228 SF) and 2 (50,400 SF) to freezer
Office SF:	14,372 SF and 2,048 SF
Clear Height:	17' - 24'
No of Dock Doors:	76 DH
Car Parking:	± 157
Trailer Parking:	± 100
Refrigeration:	Two fully separate ammonia systems and electrical systems allow for easy divisibility



FLOORPLAN



* Two separate ammonia systems for easy divisibility

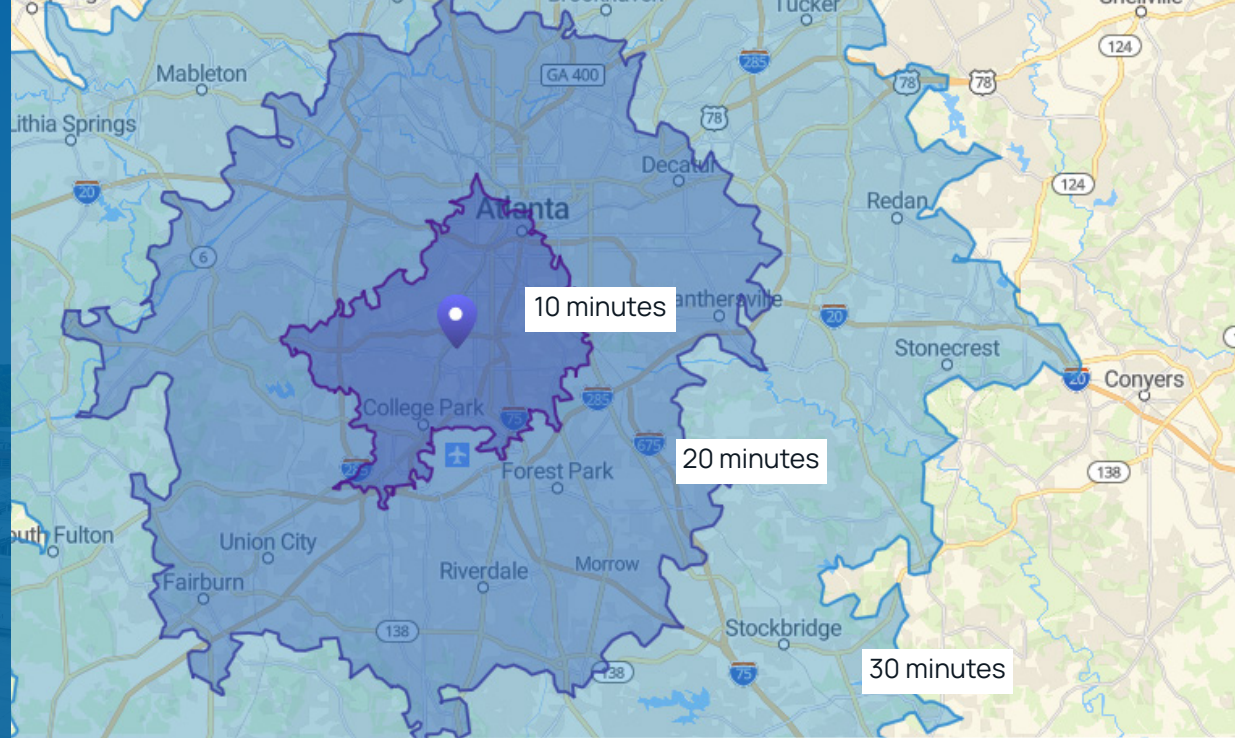


BUILDING PICTURES



Location, Location, Location

This cold storage facility is strategically located right in the heart of the Atlanta Metro. Its prime location offers exceptional connectivity, with Hartsfield-Jackson Atlanta Airport just 5.5 miles away and convenient access to major highways such as I-85 and I-75, both just 1.75 miles away. Additionally, I-285 is easily accessible at a distance of 5.75 miles. Approximately 2.3 million people reside within a 30-minute drive and an impressive 5.8 million people are reachable within a 60-minute drive from the facility, making it an ideal choice for businesses looking to serve the Atlanta region's growing population and diverse markets.



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