

1955

MONTREAL ROAD
TUCKER, GA 30084

50,000 SF FOR SALE OR LEASE | TUCKER, GA



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LEE & ASSOCIATES

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PROPERTY HIGHLIGHTS

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- 50,000 SF available with 10,000 SF office / showroom
- 5.03 acres
- 24' - 25' clear height
- Wet sprinkler system (0.40 GPM / 2,500 SF)
- 27'W x 65'D column spacing
- 200' deep warehouse
- 95' truck court depth
- 5 (10' x 10') dock high doors w/ 5 pit levelers
- 1 (10' x 12') drive in door
- 5 ton bridge crane
- Rear load configuration
- ±80 auto parking spaces
- 3 trailer parking spaces (expandable)
- 1,500+ amps mixed with 208V and 277/480V power
- Cleaning bay with hot/cold water, drainage, and air lines

LOCATION HIGHLIGHTS

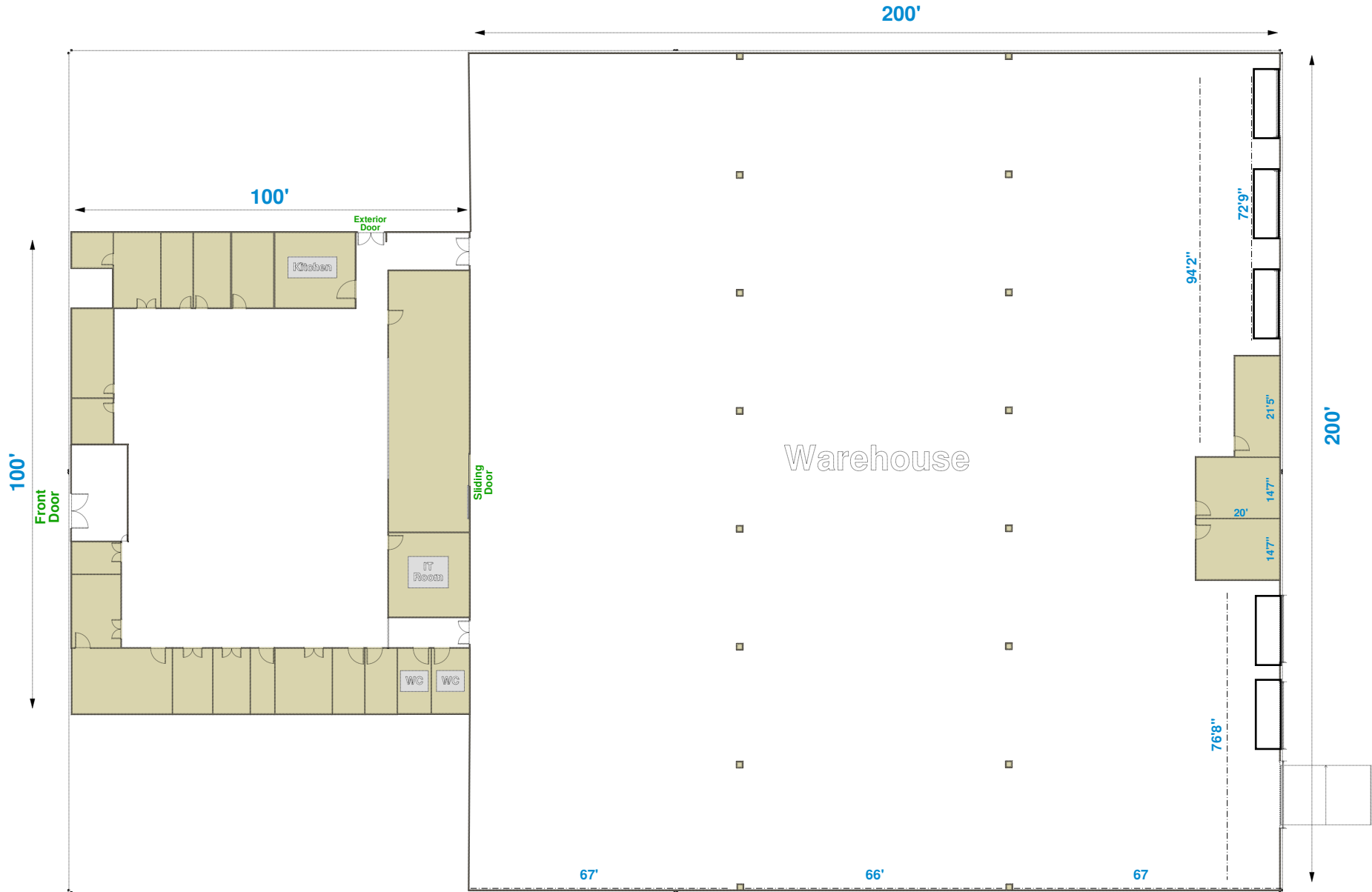
- Distance to:
 - I-285: 0.9 miles
 - Highway 29: 1.1 miles
 - Highway 78: 2.3 miles
 - I-85: 4.6 miles
 - UPS: 6.0 miles
 - FedEx: 10.7 miles



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AS-BUILT



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