

**FOR LEASE**

# 205 Armour Dr

ATLANTA, GA 30324

±33,100 SF | OF INDUSTRIAL SPACE

***BELTLINE SPUR TO BE DIRECTLY IN FRONT OF BUILDING***

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REAL ESTATE, LLC

1600 NORTHSIDE  
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Suite 100  
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# PROPERTY FEATURES

## BUILDING SIZE

- ±33,100 SF Total building
  - ±6,754 SF | Total office
  - ±4,588 SF | Main office (office c)
  - ±2,166 SF | Office b
  - ±26,346 SF | Warehouse
  - ±2,166 SF of mezzanine warehouse space above office b

## LOADING

- 4 dock highs, 1 dock with ramp

## CLEAR HEIGHT

- 16' ± Clear height
- 13' ± to HVAC duct work
- 19' ± to ceiling

## HVAC

- 100% HVAC in warehouse

## COLUMN SPACING

- See floor plan

## PARKING

- 30 ± Striped spots
- Striped on street parking also available plus truck court

## LAND

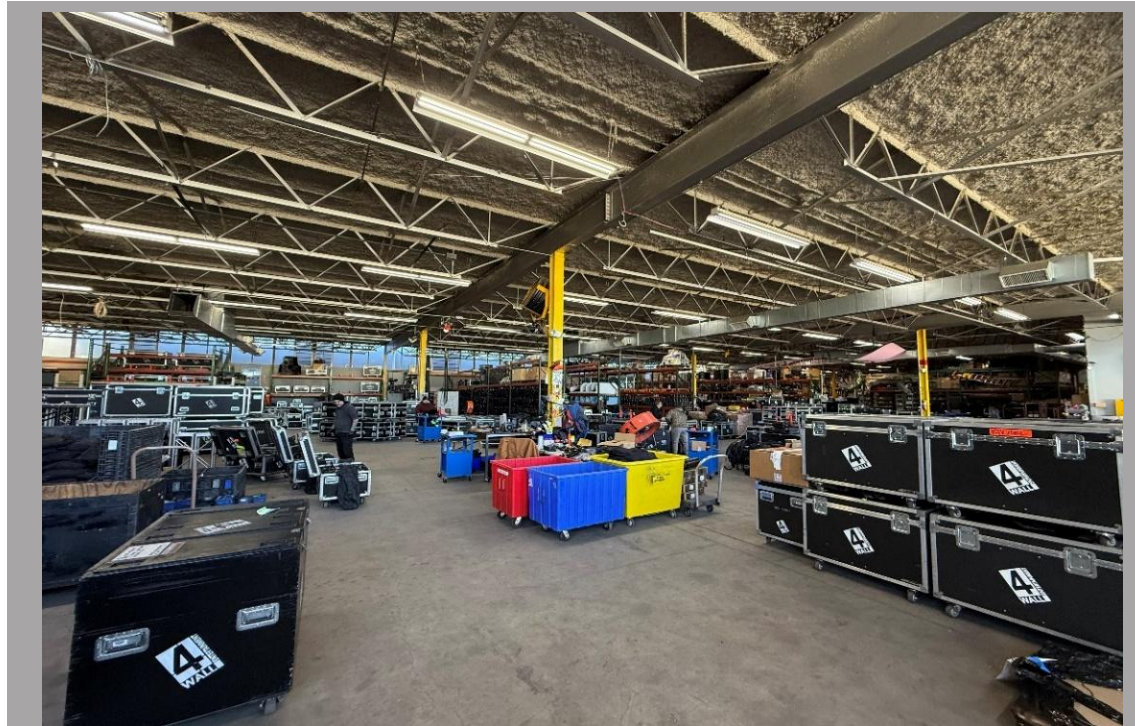
- 1.40 ± Acres

## SPRINKLER

- No

## POWER

- MDP1 has a 120/208-Volt, 3-phase, 400-Amp service
- MDP2 has a 120/208-Volt, 3-phase, 400-Amp service



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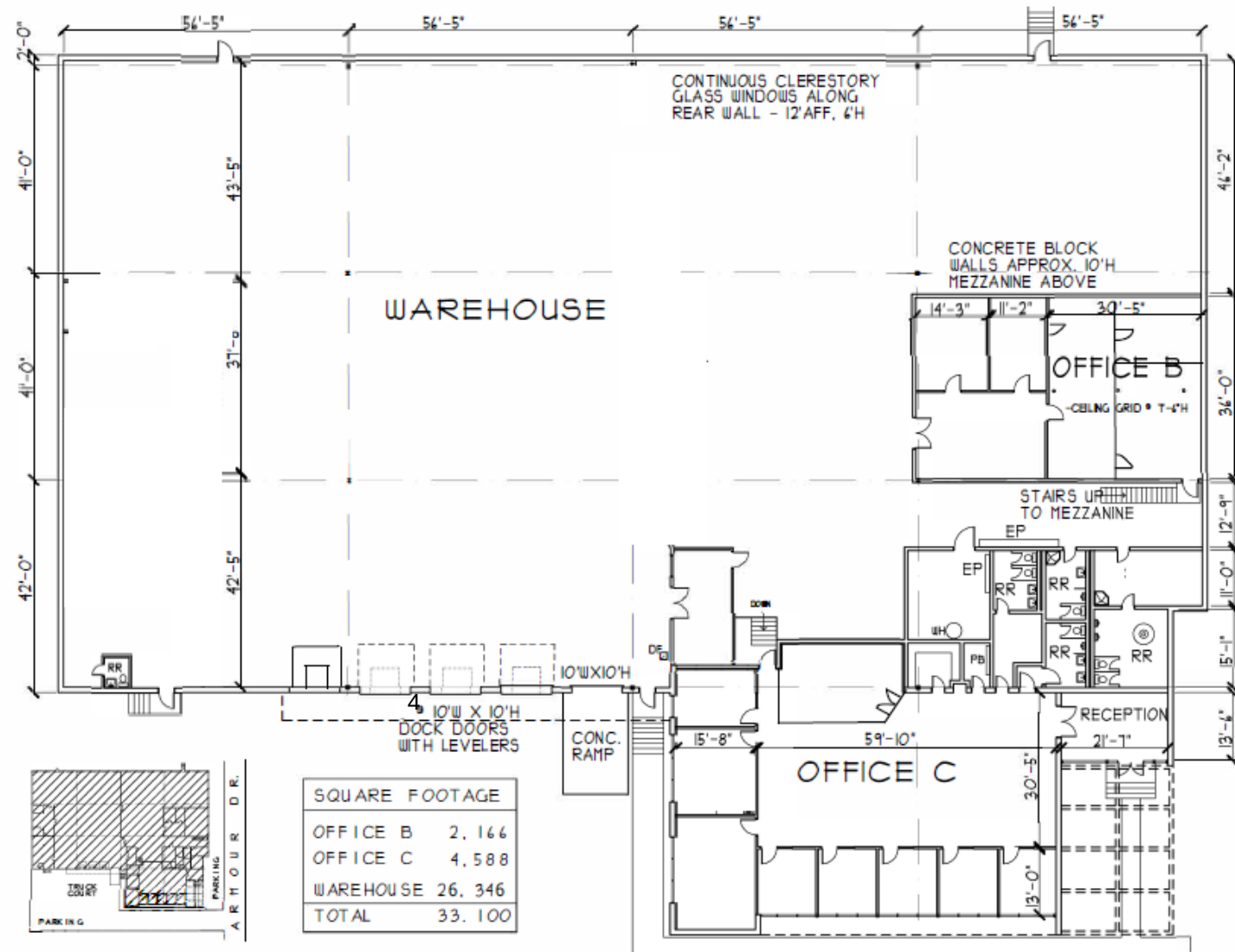
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# SITE PLAN



205 ARMOUR DRIVE

ATLANTA, FULTON COUNTY, GEORGIA 30324

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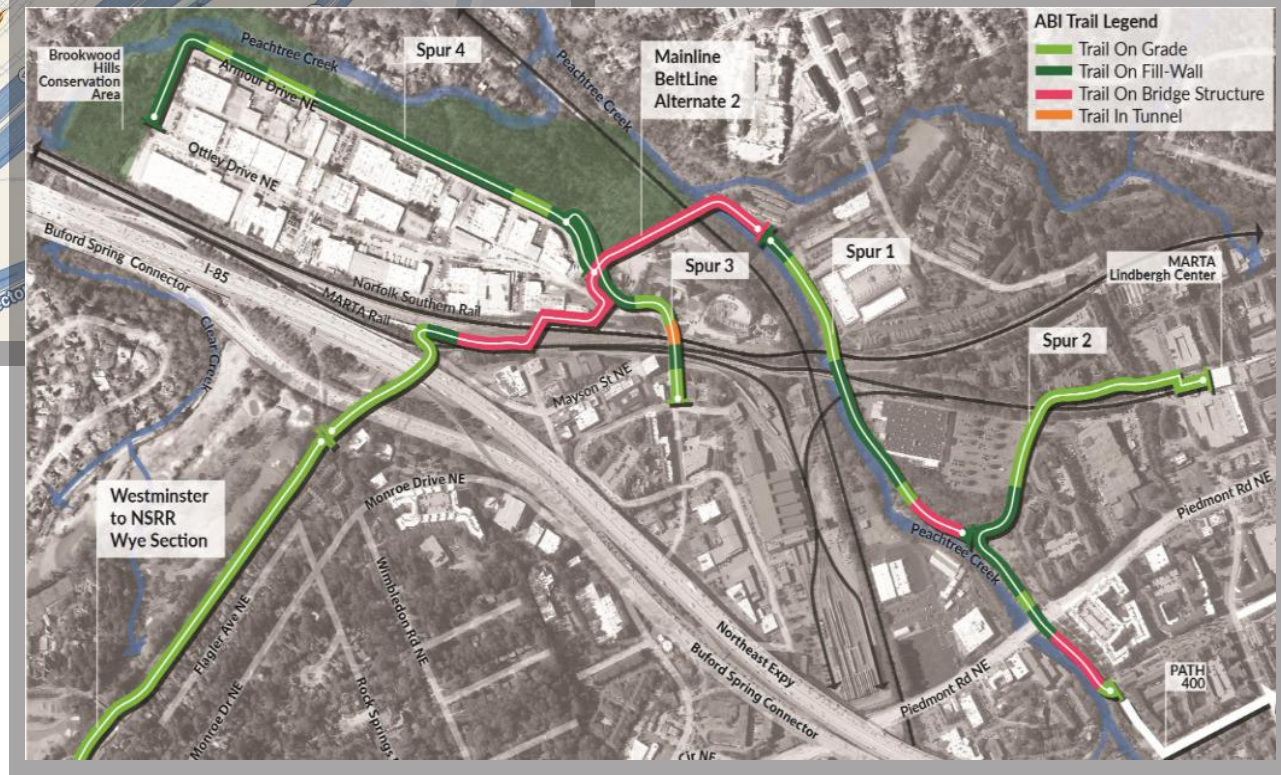
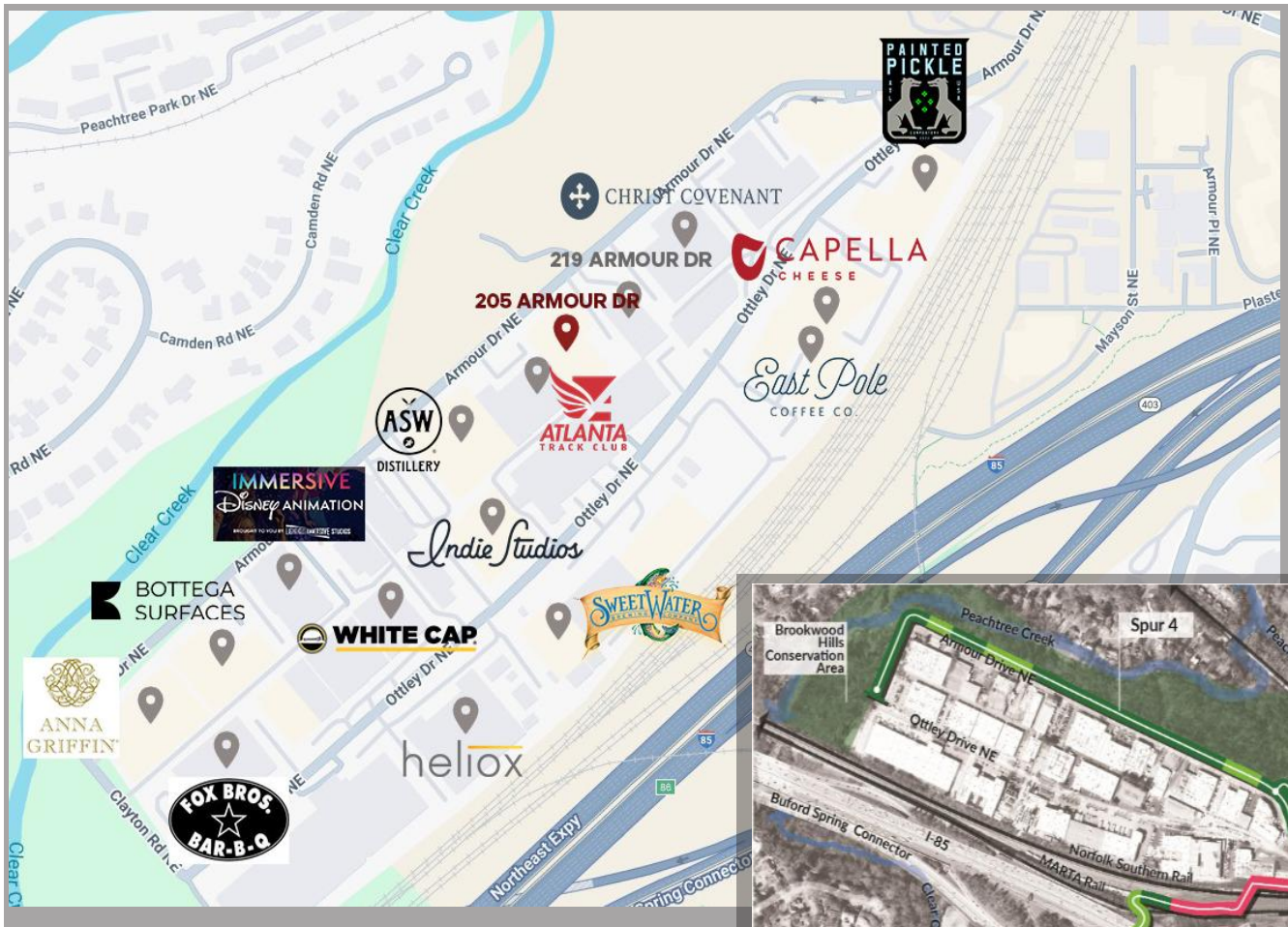
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# NEIGHBORHOOD/ BELTLINE MAPS



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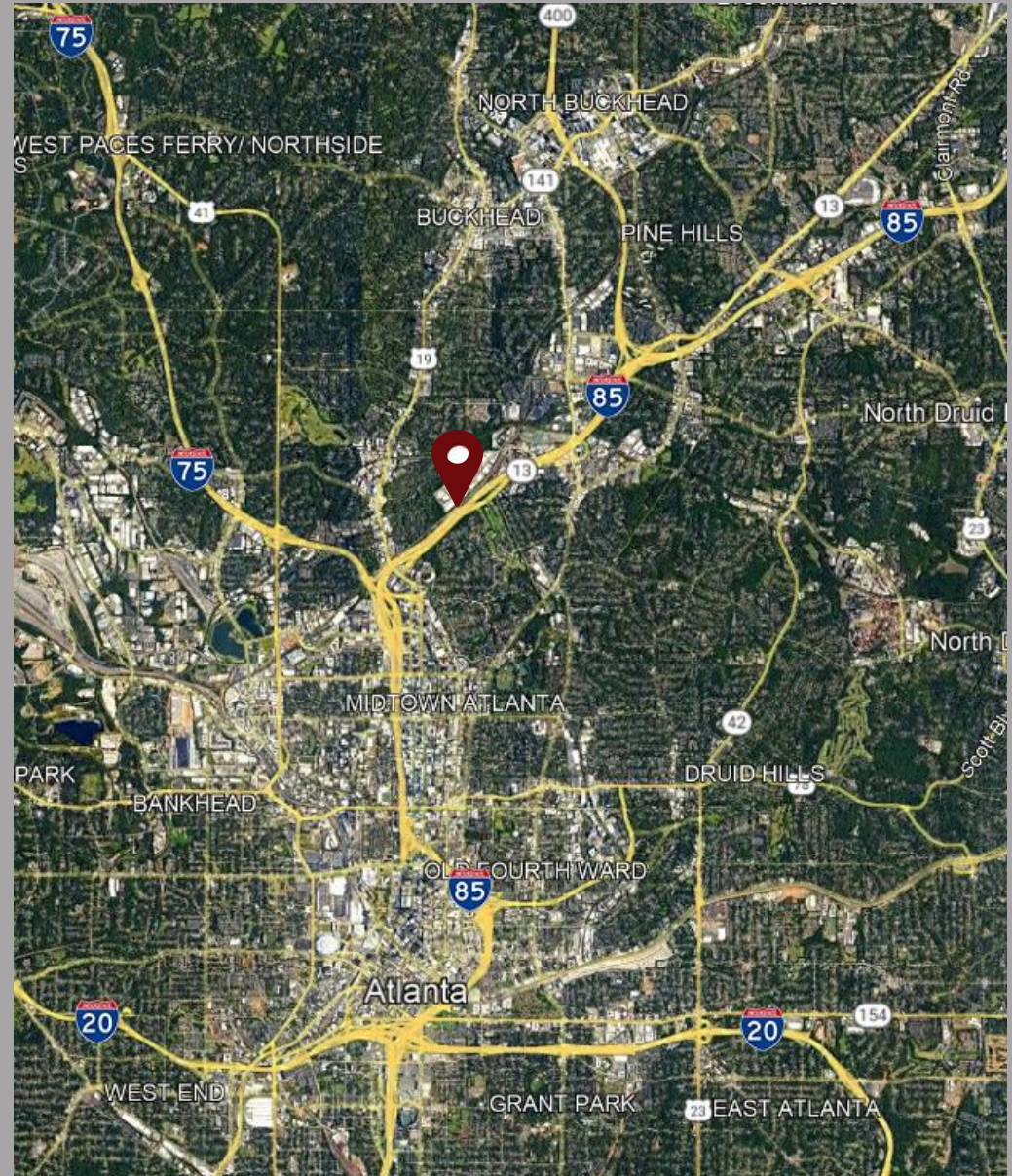
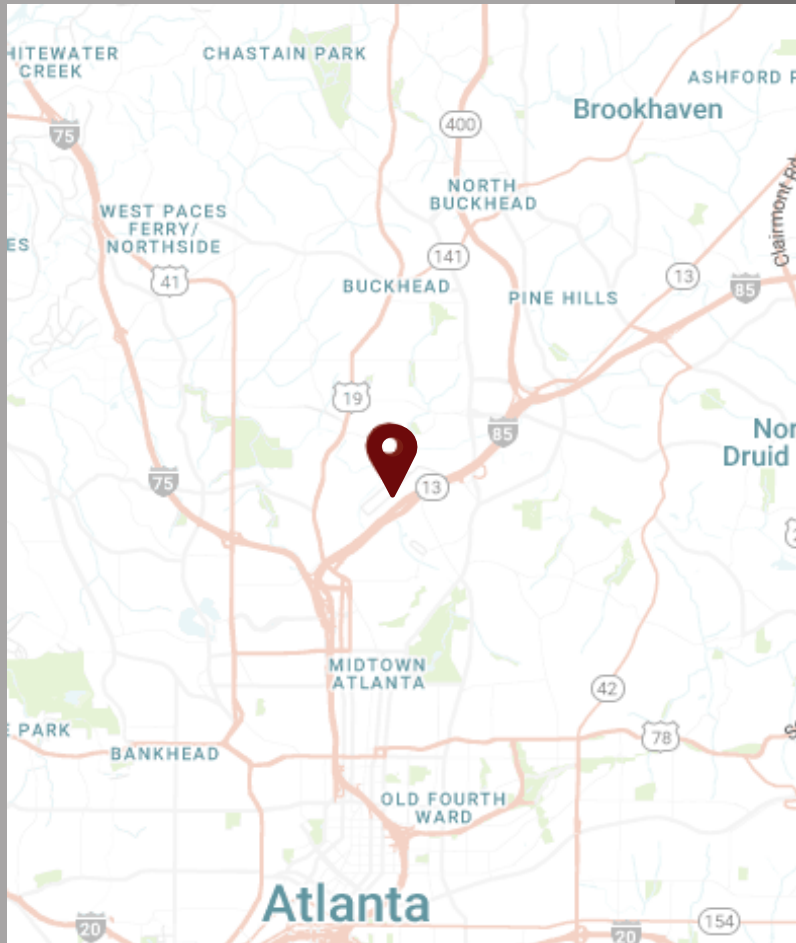
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# LOCATION



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