



FOR LEASE

205 Armour Dr

ATLANTA, GA 30324

±33,100 SF | OF INDUSTRIAL SPACE

BELTLINE SPUR TO BE DIRECTLY IN FRONT OF BUILDING

Jamie Hargather | Partner
C: 404.944.4456
jhargather@whnre.com

Joseph Rogers | Partner
C: 404.550.0817
jrogers@whnre.com

**WILSON
HULL
& NEAL**
REAL ESTATE, LLC
1600 NORTHSIDE
DRIVE NW
Suite 100
ATLANTA, GA 30318
404.352.1882
WHNRE.COM

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

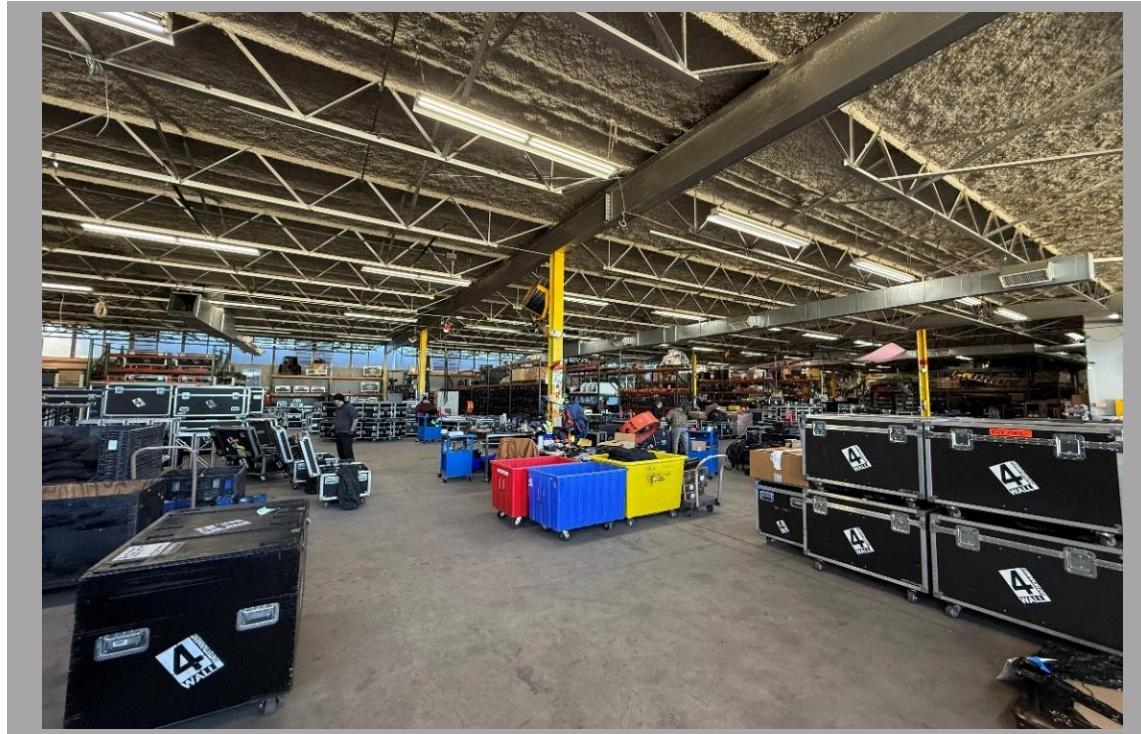
- 1.40 ± Acres

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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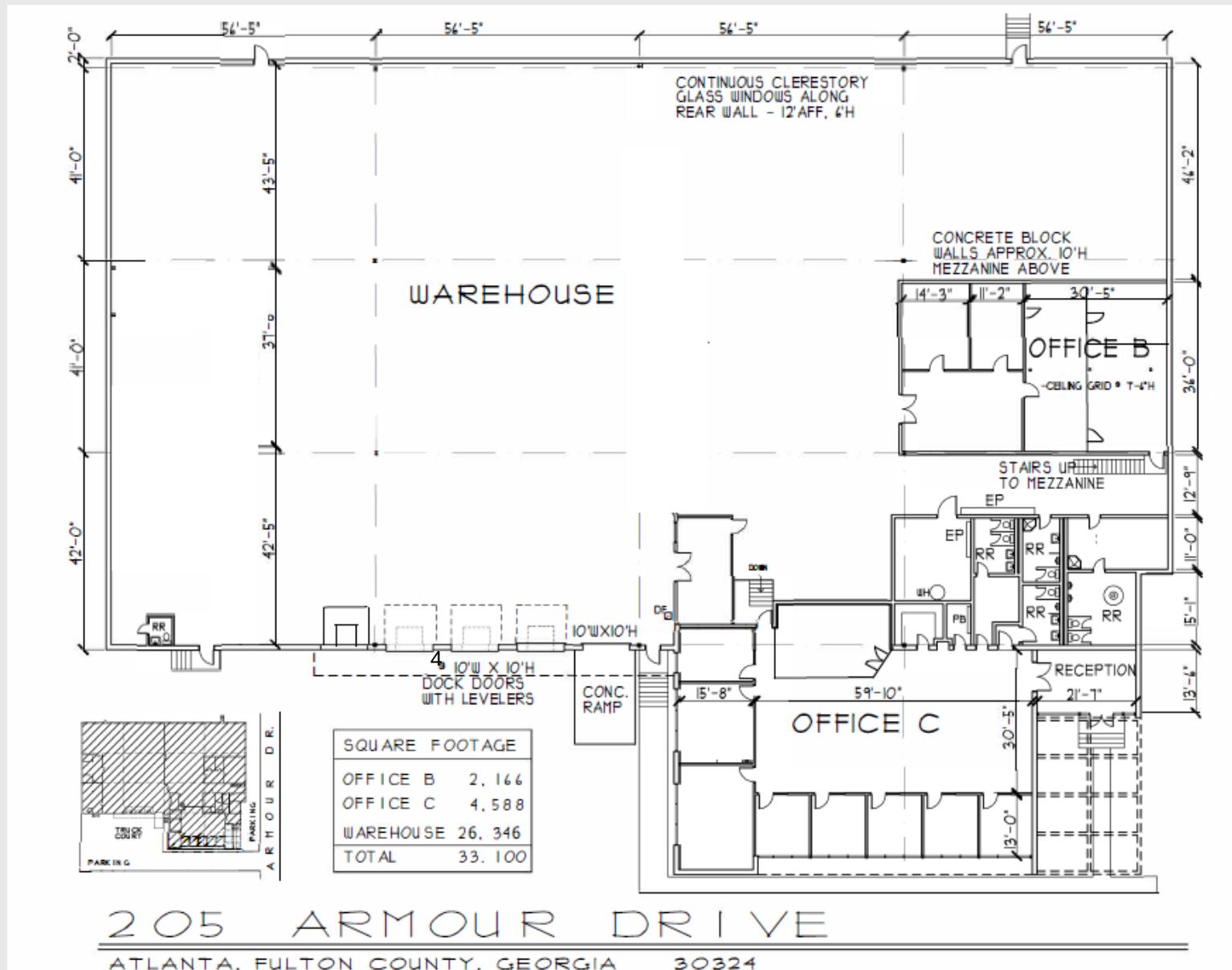
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SITE PLAN



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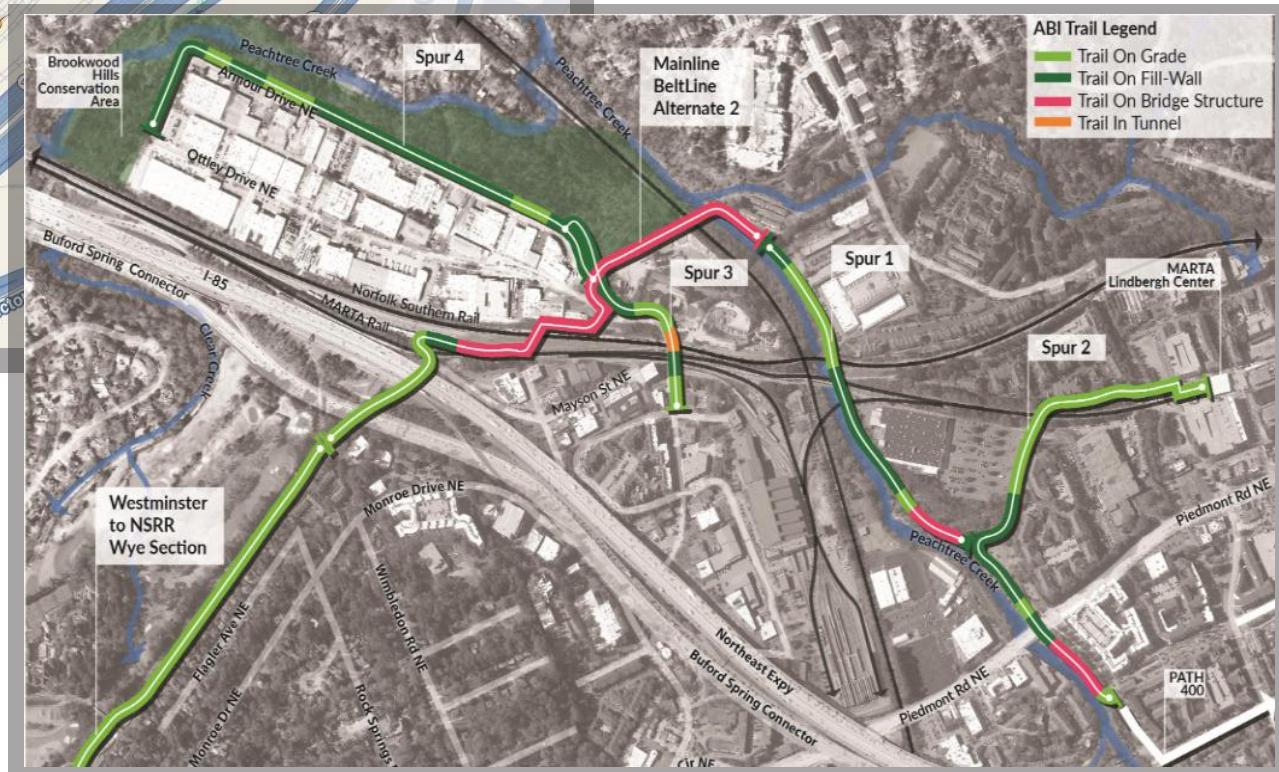
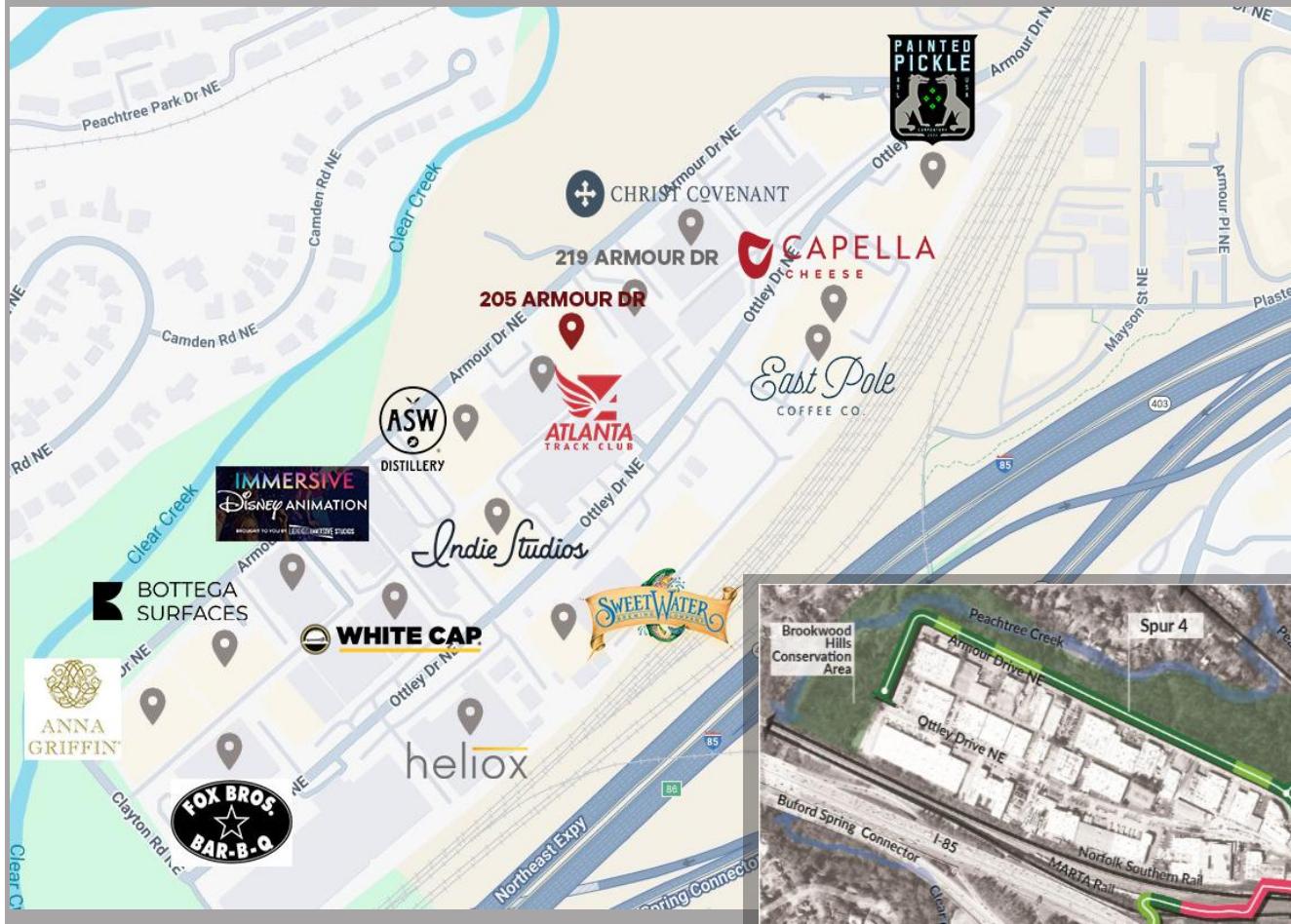
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NEIGHBORHOOD/ BELTLINE MAPS



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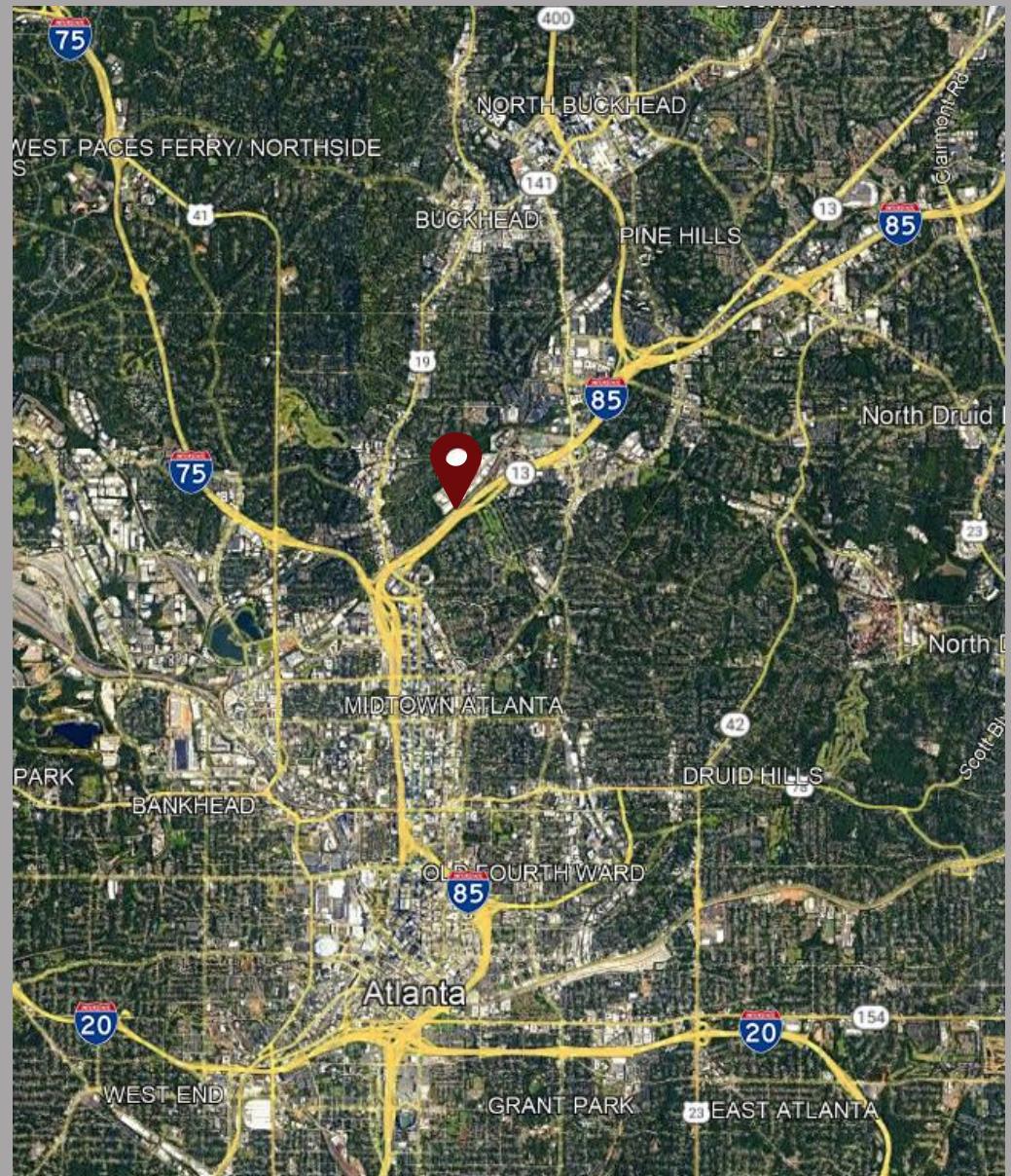
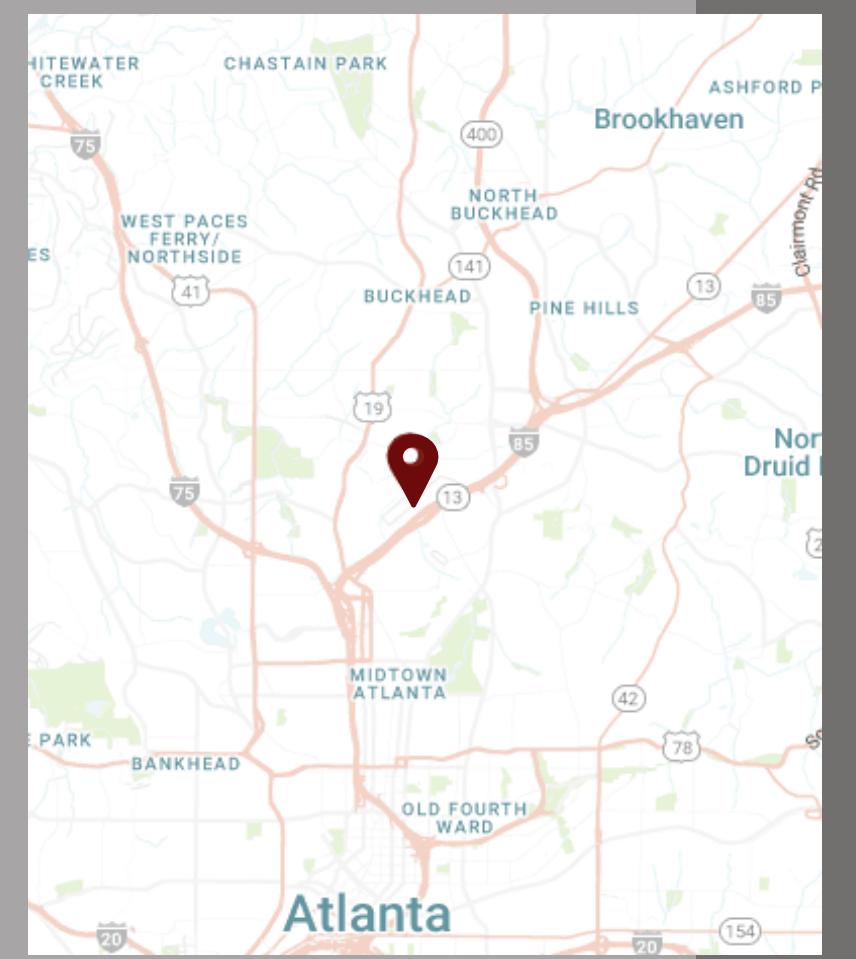
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