



**3200 Lakewood Ave**

East Point, GA 30344

FOR LEASE OR SALE

**AVAILABLE FOR LEASE OR SALE**

207,336 SF | Warehousing and Distribution Facility | Rail-Served | South Atlanta

  
**STREAM**





## 3200 Lakewood Ave

EAST POINT, GA 30344



Stream Realty Partners is pleased to present the opportunity to lease or purchase **207,336 SF** of space at **3200 Lakewood Avenue** (the “Property”), an industrial facility located in South Atlanta.

This opportunity offers **rail-service** capabilities and premier location with direct access to each of Atlanta’s main interstates.



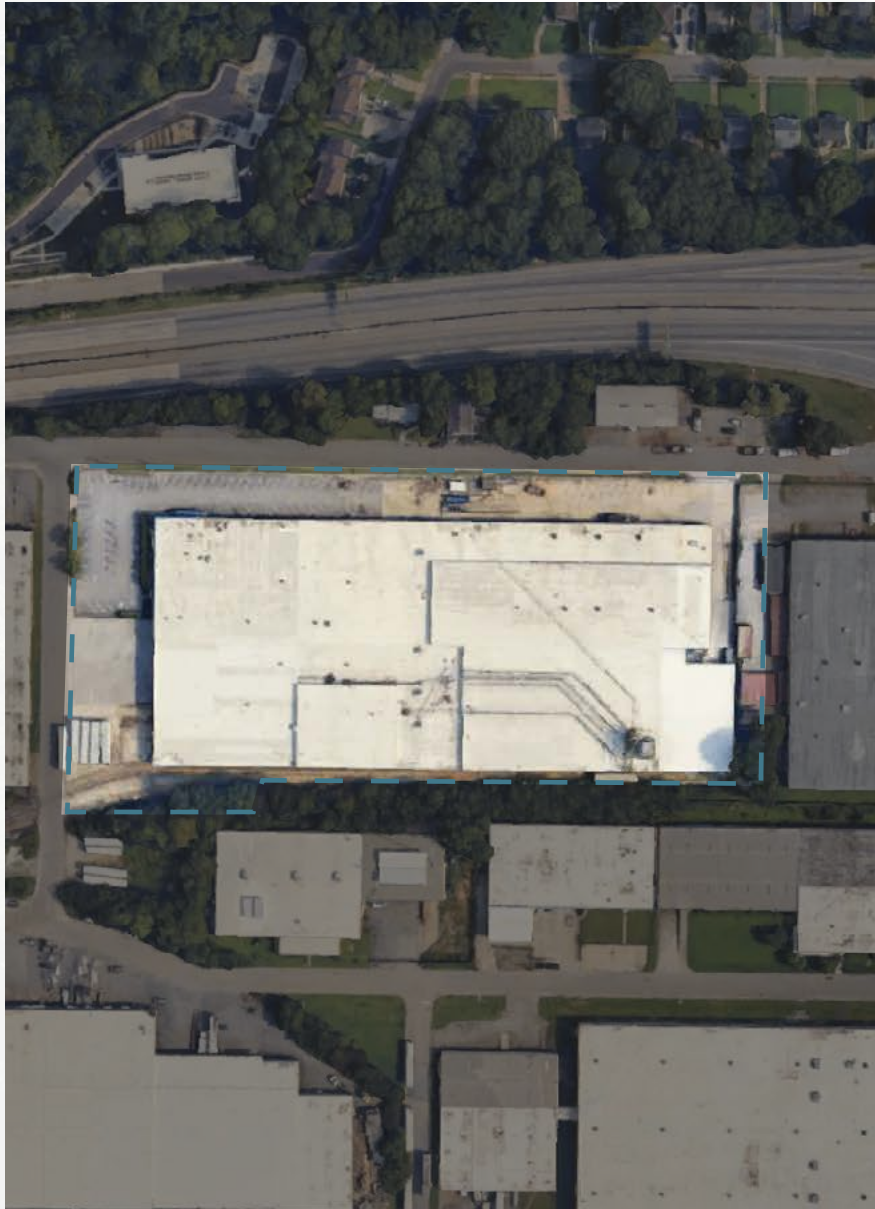




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### ■ AVAILABILITY HIGHLIGHTS



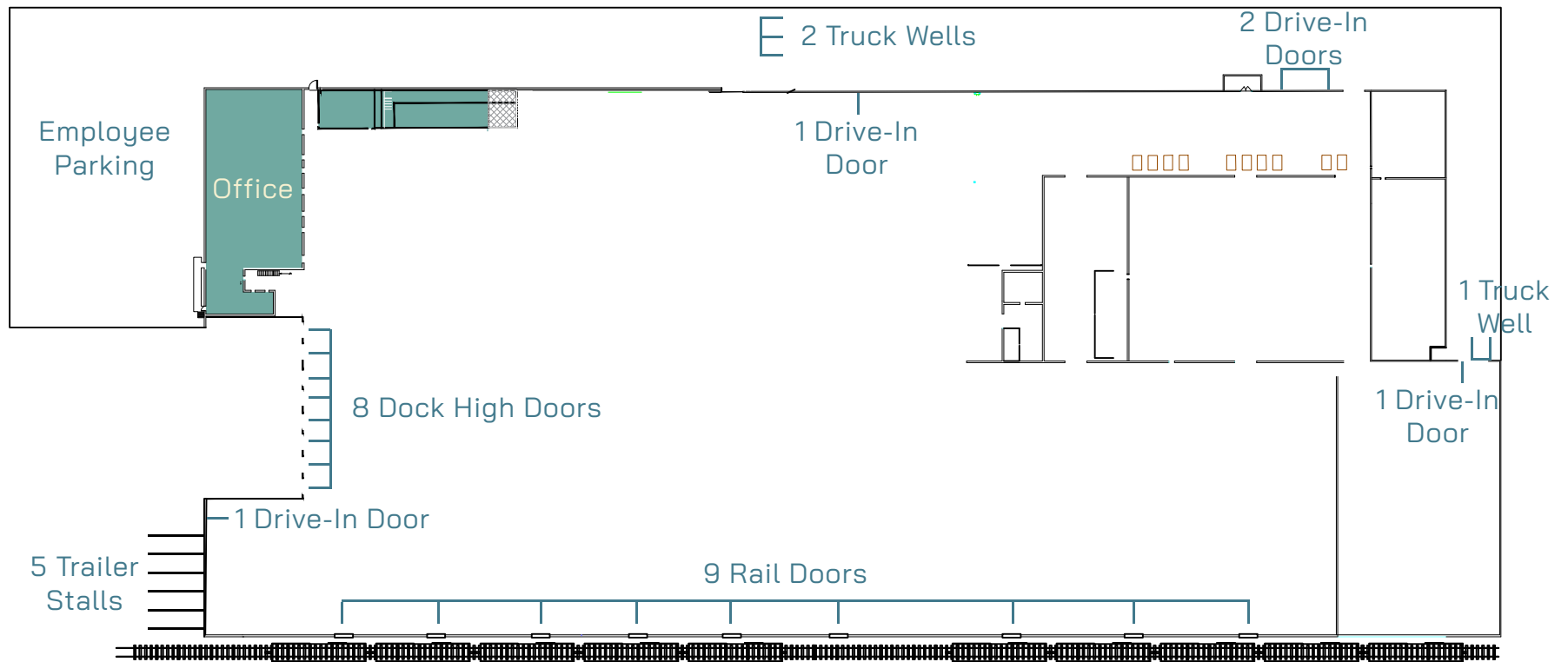
Size	207,336 SF
Loading	8 Dock High Doors with Pit Levelers 3 Exterior Truck Wells 5 Drive-In Doors
Clear Height	19' - 29'
Sprinkler	Wet System
Power	3,000 amps, 3-Phase, 480/277v
Rail	Norfolk Southern Rail Served 9 Rail Doors
Trailer Storage	5 Trailer Stalls
Office	8,000 SF
Parking	87 Employee Spaces



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## ■ FLOOR PLAN

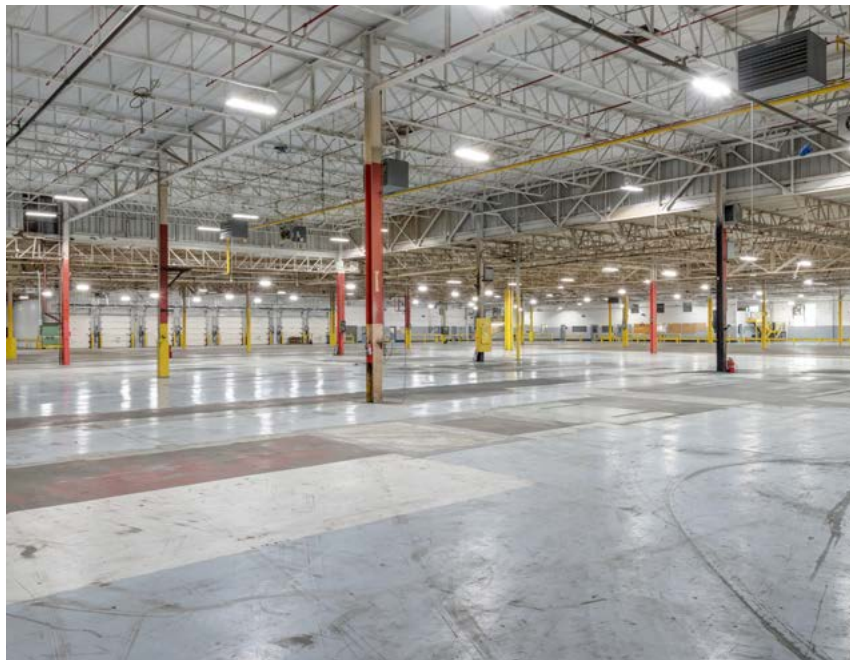






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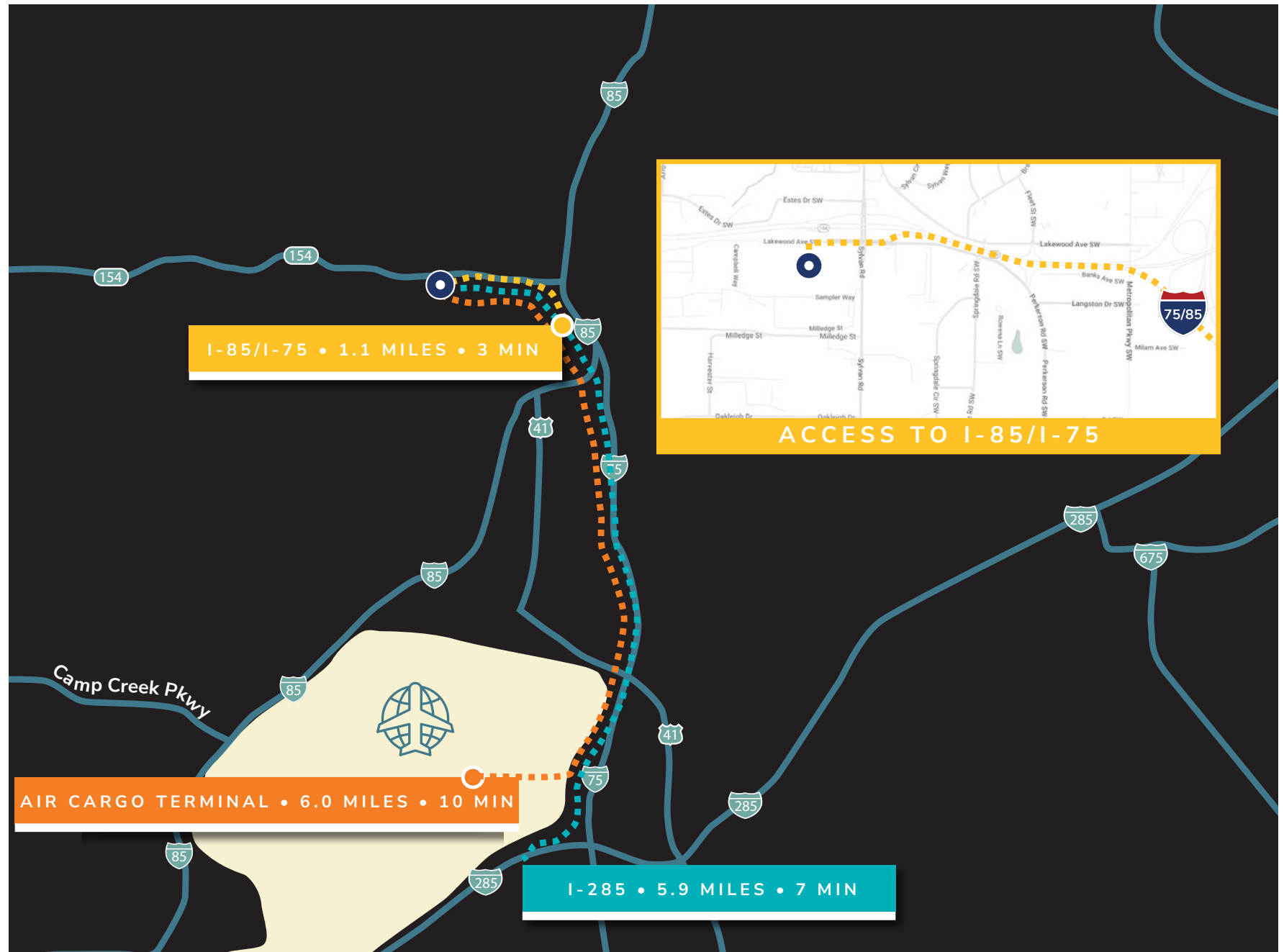
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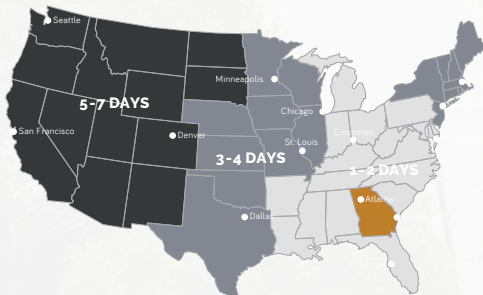
EAST POINT, GA 30344



**TRUCK TRANSIT TIMES  
FROM GEORGIA**



**AIR TRANSIT TIMES  
FROM GEORGIA**



**RAIL TRANSIT TIMES  
FROM GEORGIA**

### LOCATION

### DISTANCE

#### SOUTHEAST REGIONAL ACCESS

Interstate 75	1.1 Miles
Interstate 85	1.1 Miles
Interstate 285	5.9 Miles
Hartsfield Jackson International Airport	6.0 Miles
Fairburn CSX Intermodal	18.6 Miles

### LOCATION

### DISTANCE

#### SOUTHEAST REGIONAL ACCESS

Port of Savannah	247 Miles
Port of Charleston	303 Miles
Port of Brunswick	309 Miles
Port of Pensacola	322 Miles
Port of Jacksonville	346 Miles



## Market Overview

### ATLANTA & GEORGIA

Atlanta continues to function as the capital of the Southeast with a variety of factors that point to continued growth. With over 6M people within Atlanta, the MSA is now the 7th largest in the country and has been in the top 5 MSAs in the country in population growth since 2015. Atlanta's economy has also exploded across several sectors with major investments across manufacturing, particularly with electric vehicles, technology companies relocating from the West Coast, and film production taking full advantage of tax incentives. Additionally, Atlanta has the logistical and transportation framework established to absorb this growth with the world's busiest airport, the expanding Port of Savannah, and a robust interstate system with Atlanta as the main intersection.



### High State Credit Ratings

One of nine states with highest bond ratings from all three major credits rating agencies.



### 440 out of the Fortune 500

Companies have a physical presence in Georgia with 18 headquartered in the State.

### Companies Headquartered in Atlanta



DELTA



WestRock

HDSUPPLY



6.1M

Population Base  
in the Atlanta MSA

#1

State for Doing Business in  
2020 By Site Selection (8th  
Year) & Area Development  
(7th Year) magazines

7<sup>TH</sup>

Largest MSA  
in the Country

5.7%

5-year population  
growth projection  
(double the national  
average)





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