

A large, single-story industrial building with a brick facade and a blue roofline. The building has multiple loading docks with white roll-up doors. The address "2370" is visible on the brick wall above the loading docks. The building is situated on a paved lot under a blue sky with scattered white clouds.

2370 Sullivan Rd

Atlanta, GA 30337

# For Lease or Sale

±167,760 SF

- Active CSX rail line
- Last mile; Heavy power
- Manufacturing or distribution facility
- Interstate frontage on I-285

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# 167,760 SF Rail-Served Facility

Building Size ± 167,760 SF

Total Lot Size 7.98 AC

Office Size ±8,000 SF

Clear Height 16' - 24'

Column Spacing 25' x 50'

Dock High Doors 14

Drive-In Doors 1

Auto Parking 83 spaces

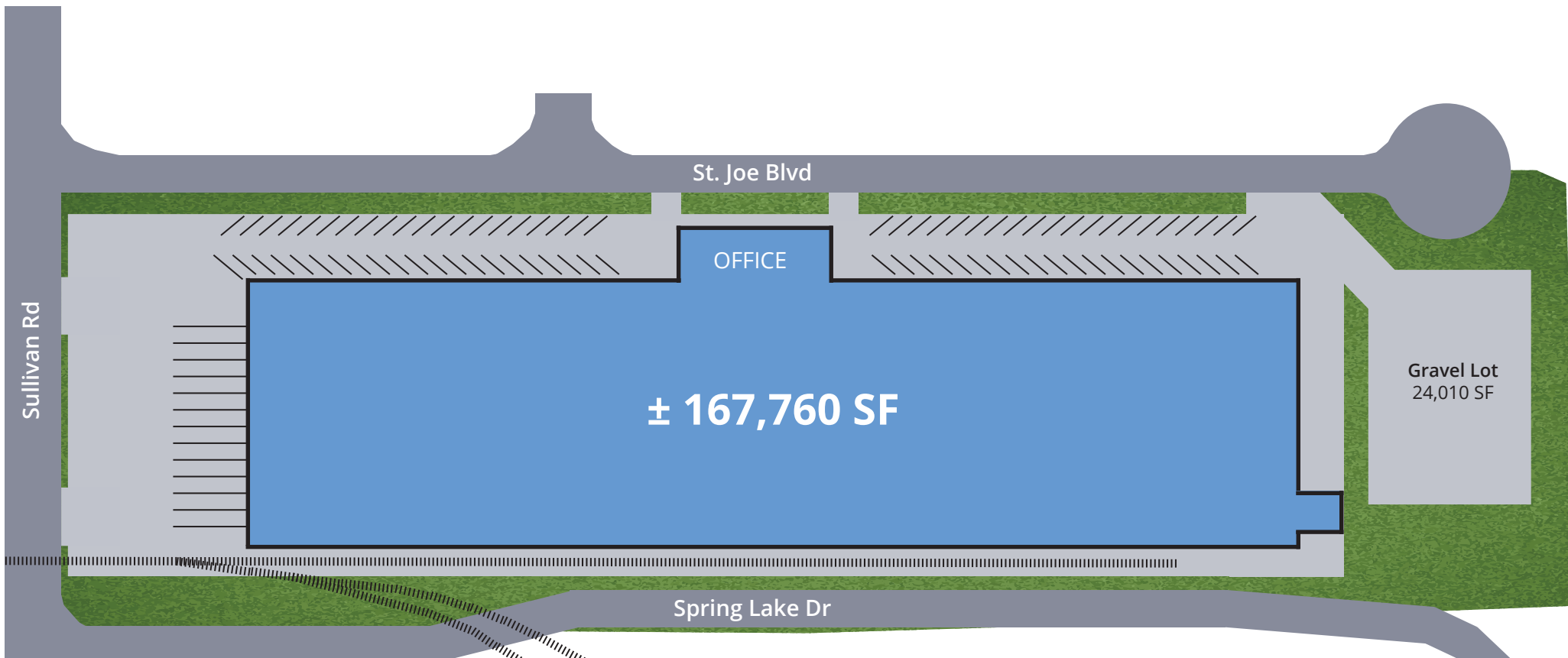
Trailer Parking 20 spaces

Rail (CSX) 9 rail doors

Power 3,200 AMP; 277/480 V

Lighting LED

Wet System Wet pipe sprinkler system supplemented by 1,500 GPM fire pump



# Infill Location with Highway Frontage

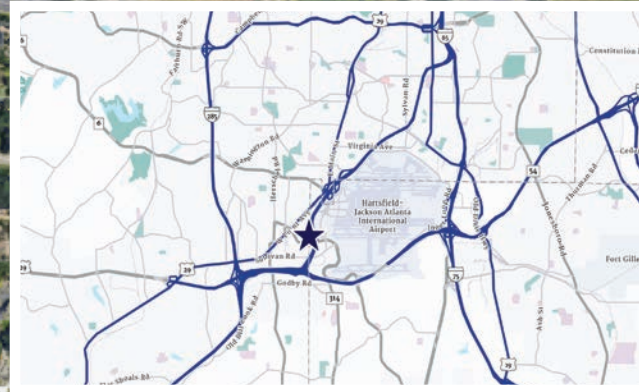


 **Hartsfield-Jackson**  
Atlanta International Airport

EXIT 70 | 1.1 MILES

EXIT 279 | 0.8 MILES

FULL DIAMOND INTERCHANGE | 1.2 MILES



## Utilities

<b>Storm Water</b>	City of College Park
<b>Electric</b>	City of College Park

<b>Water</b>	City of College Park
<b>Gas</b>	Georgia Natural Gas
<b>Sewer</b>	City of College Park

## Distances

<b>I-285/I-85</b>	0.8 miles (Exit 279)
<b>Atlanta Airport</b>	1.3 miles

<b>I-75</b>	4.5 miles
<b>CSX Fairburn</b>	10.3 miles
<b>Atlanta CBD</b>	11.5 miles

# Building Improvements



- New roof installed in 2025
- New LED light fixtures
- Interior warehouse walls painted white
- Striped and sealed truck court
- New fire pump and electrical main



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