



Industrial Warehouse For Lease

2251 Sylvan Road | East Point, GA

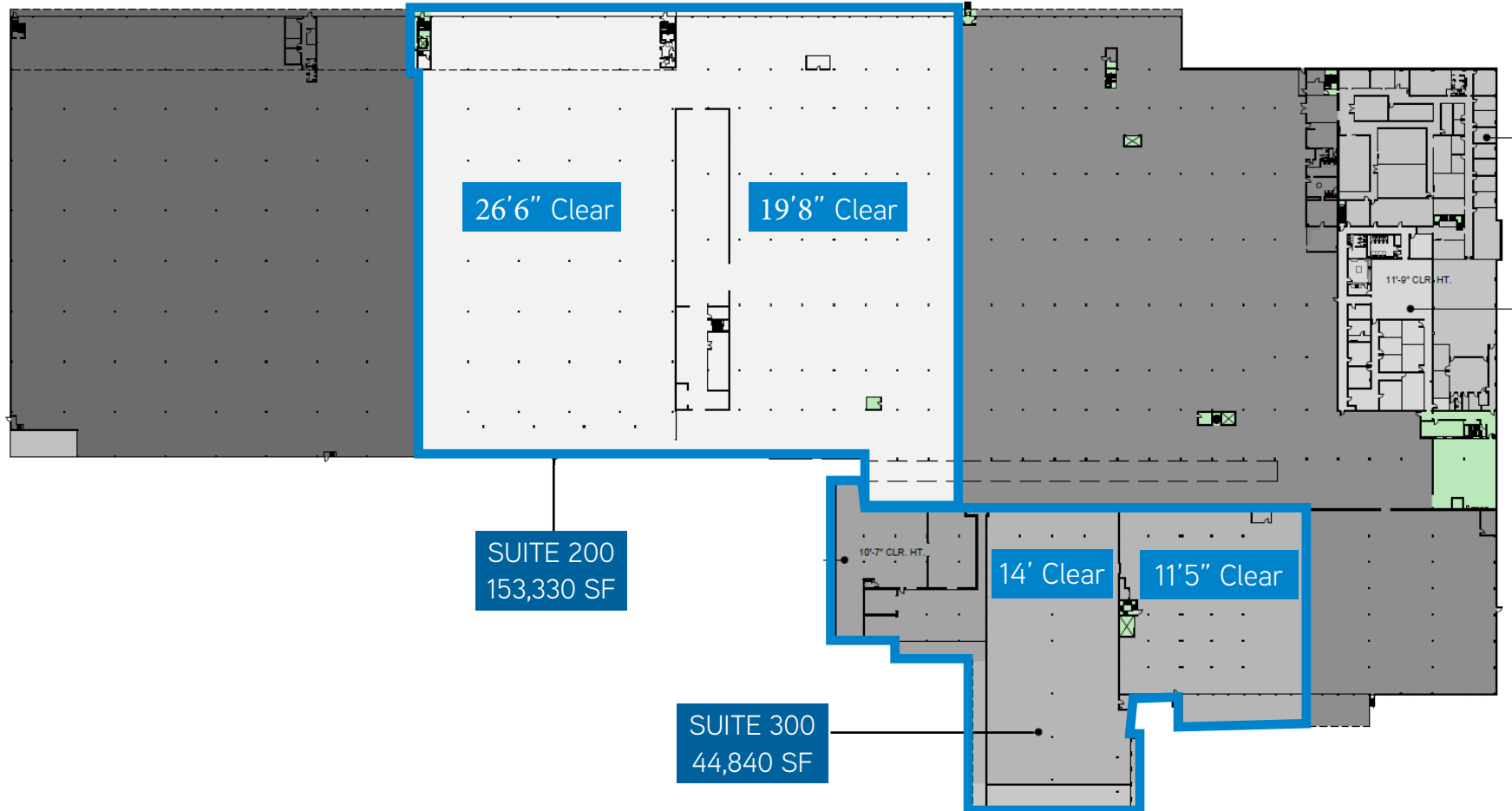
Manufacturing, Warehouse, Distribution

Contact:

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MAIN LEVEL

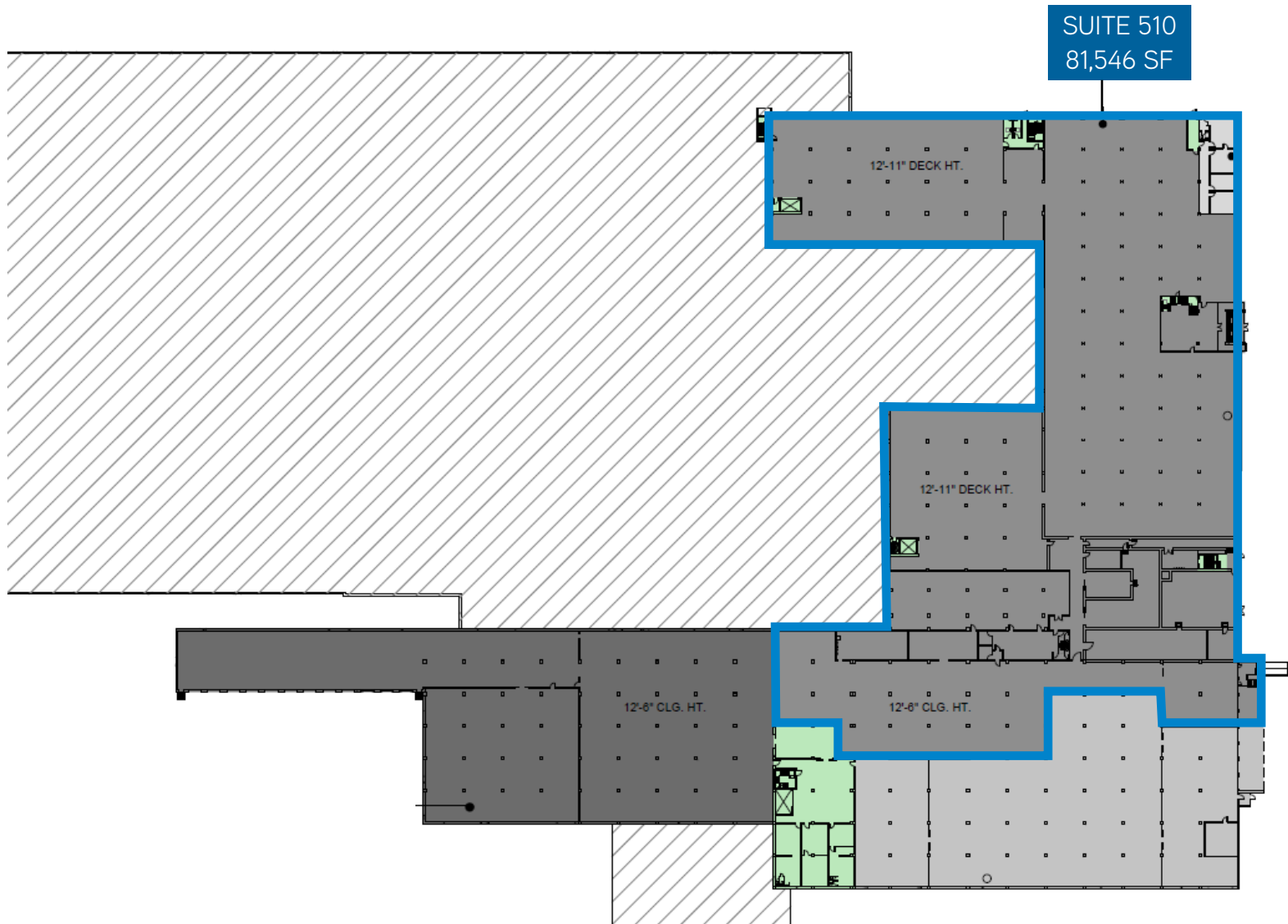


Suite 200: 153,330 SF with 19'8" to 26'6" Clear with 31 dock-high doors, 1 Drive-in and 9,200 SF of Office

SUITE 300: 44,840 SF warehouse addition with 14' and 11'5" Clear heights with 10 dock-high doors

SUITE 200 & 300 can be combined to equal 211,400 SF

LOWER LEVEL

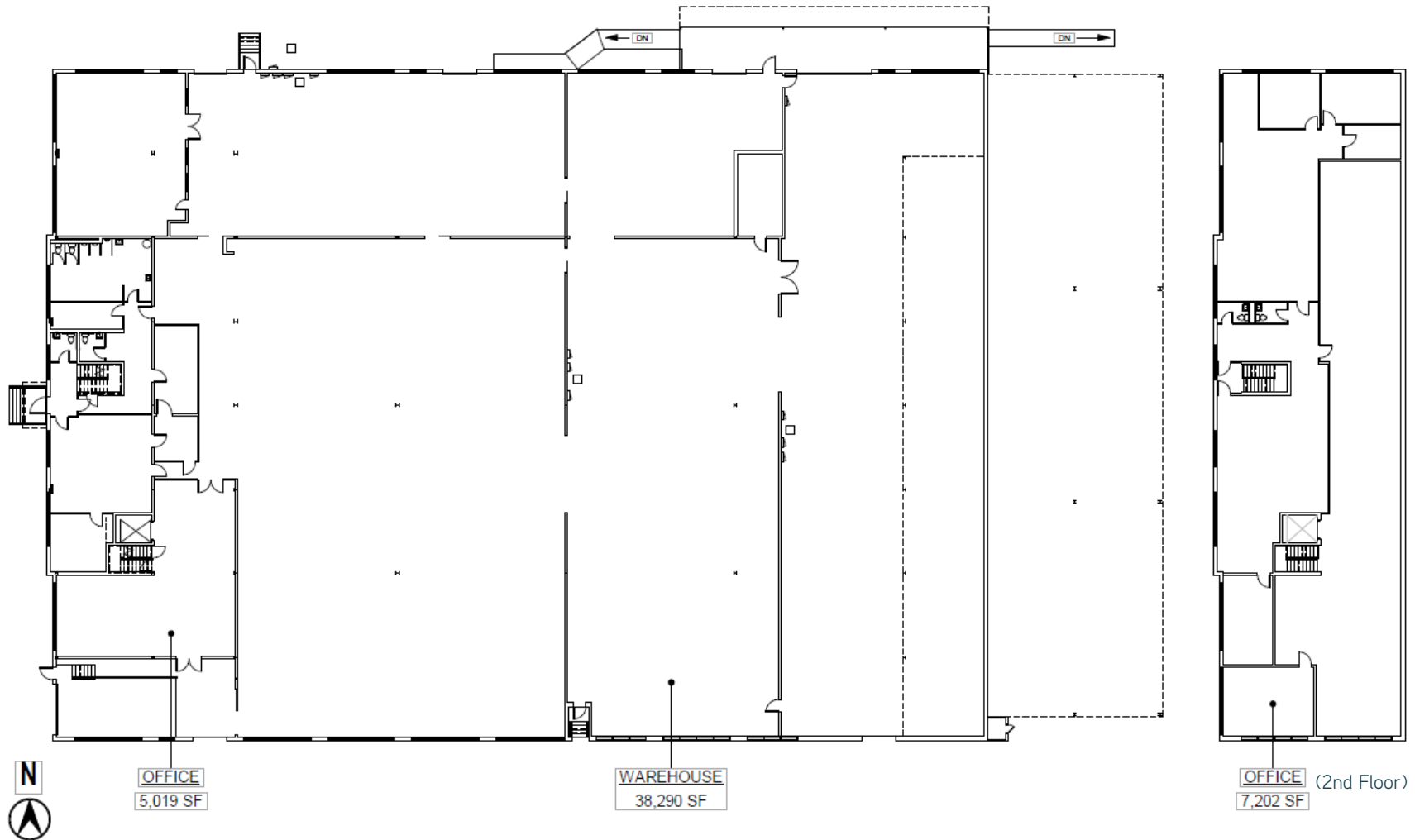


SUITE 510: 81,546 SF Lower level space ideal for storage with 12'11" clear, and 4 dock-high doors

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OUTPARCEL



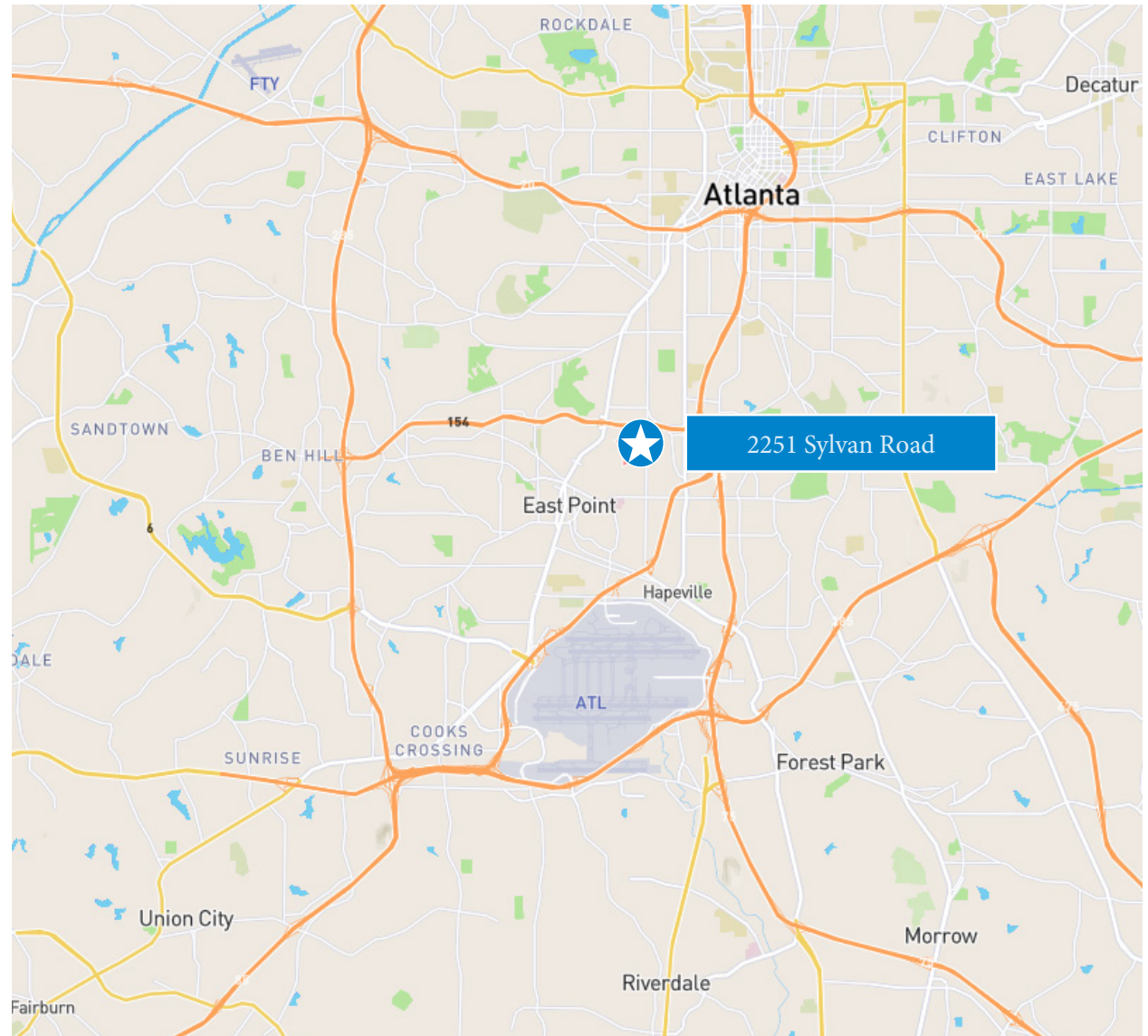
Suite 800: 50,511 SF warehouse and office. Office is 2 story with 12,221 SF
14' clear and 6 dock doors

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DRIVE TIMES

*Excellent
Connectivity*

Point of Interest	Miles
Langford Pkwy	0.5
I-285	0.8
I-75/I-85	2.7
Hartsfield-Jackson Airport	4.8
I-20	4.8



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ACCESS TO LABOR

Fulton County is home to almost 32,500 resident manufacturing workers and over 33,500 resident logistics workers.

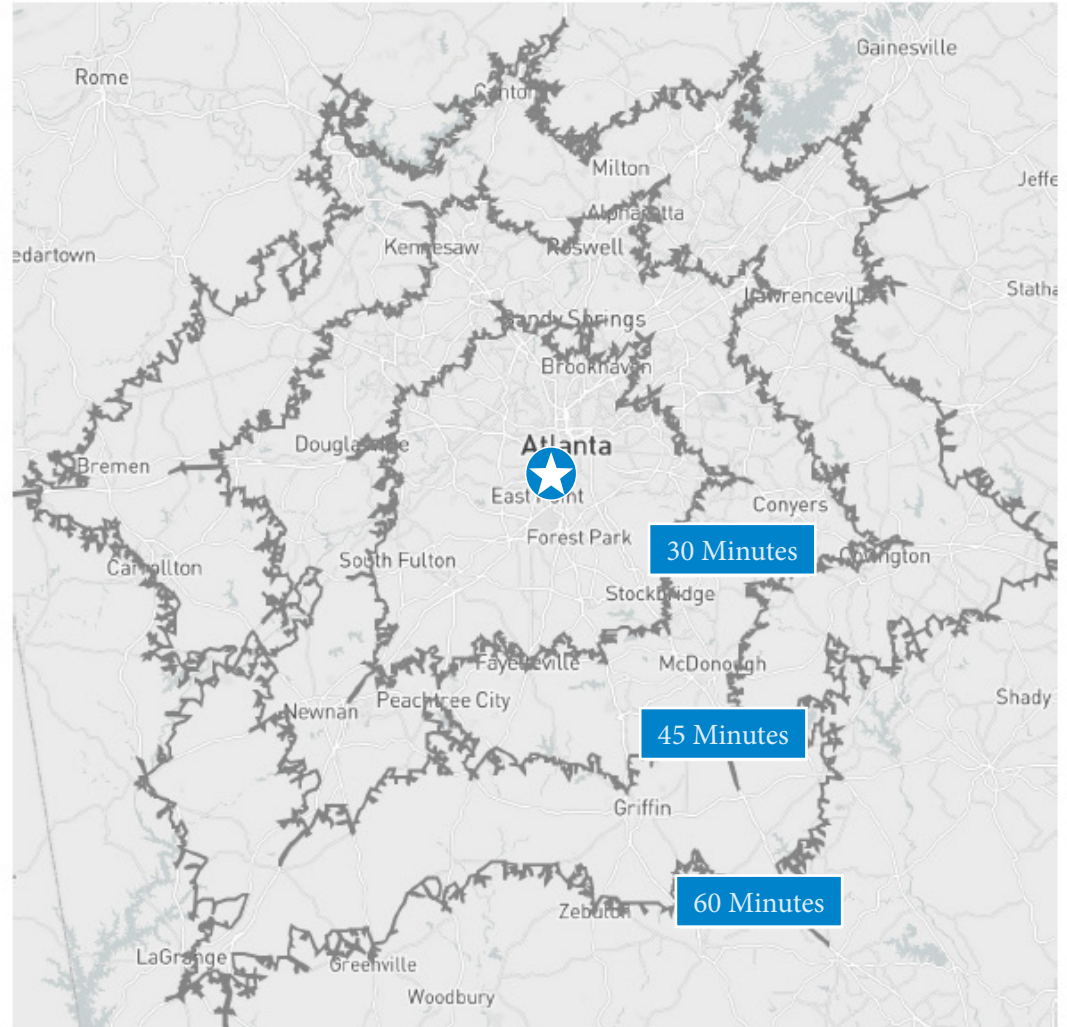
83,810 logistics workers within 30 mins
165,451 logistics workers within 45 mins
228,895 logistics workers within 60 mins



ACCESS TO CUSTOMERS

With a growing population, Atlanta is one of the top rates cities for consumer demand

Over 1.6 M residents within a 30 min drive
Almost 3.6 M residents within a 45 min drive
Over 5.4 M residents within a 60 min drive



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