



**ZONOLITE VEHICLE
GARAGE / WAREHOUSE**

1164 Zonolite Pl NE | Atlanta, GA 30306



**ATLANTA LEASING
& INVESTMENT**

10,050 SF Warehouse Building on .4 Acres



ZONOLITE VEHICLE GARAGE / WAREHOUSE

10,050 SF Warehouse on .4 acres

LEASE RATE *please inquire*

ADDRESS 1164 Zonolite Pl NE
Atlanta, GA 30306

SQUARE FEET ±10,050 SF

ZONING [Unincorporated Dekalb County, Light Manufacturing \(LM\)](#)

LEASE HIGHLIGHTS

- Currently utilized for production and auto-related activities
- Air compressor and two vehicle lifts can remain onsite for use by next tenant
- Active intown location
- Area is home to many automotive and fitness oriented businesses
- Lots of windows and natural light
- Small air conditioned office space
- Saw tooth roof structure: 11 ft to 17 ft height

ABOUT THE AREA

The Zonolite District is tucked away in a hidden niche of Druid Hills/Morningside/Emory/Virginia Highlands. The District is anchored by the over 100,000 SF of adaptive re-use office space (fka the Floataway Complex).

Home to an eclectic variety of businesses including several oriented toward sport / fitness (CrossFit Identity, Quick Shot Shooting Range, Pure Motion Yoga, Polaris Performance Training, Podium Multisport, Active Core Pilates and Golf House Academy), the Zonolite District is also adjacent to a 13-acre greenspace called Zonolite Park: a reclaimed wooded area set on a former industrial waste site, with trails, a community garden, a pond, creek & wildlife. The park also welcomes canine friends.

EXTERIOR



1164 ZONOLITE PL NE, ATLANTA, GA 30306

▶ 404.348.4448

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INTERIOR



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ZONING

Permitted Uses

INDUSTRIAL

- Alcohol or alcoholic beverage manufacturing
- Alternative energy production*
- Building materials or lumber supply establishment
- Compressed gas fuel station
- Contractor, general
- Contractor, heavy construction, outside storage
- Crematoriums*
- Contractor, special trade
- Dry cleaning plant
- Fuel dealers, manufactures or wholesalers
- Heavy equipment repair service or trade
- Ice manufacturing plant
- Incidental retail sales of goods produced or processed on the premises*
- Industrial, light
- Light malt beverage manufacturer (See also Brewpub)
- Light manufacturing
- Outdoor storage, industrial
- Recovered materials facility wholly within a building
- Recovered materials processing wholly within a building
- Recycling collection*
- Recycling plant*
- Repair/manufacture of light equipment and appliances
- Research, experimental or testing laboratories
- Rubber or plastics manufacture
- Salvage yard (junkyard)*
- Storage yard*
- Storage yard for damaged or confiscated vehicles*
- Tire retreading or recapping
- Towing or wreckage service
- Transportation equipment storage or maintenance (vehicle)
- Truck stop or terminal
- Vehicle storage yard
- Warehousing or Storage

**Requires special land use permit*



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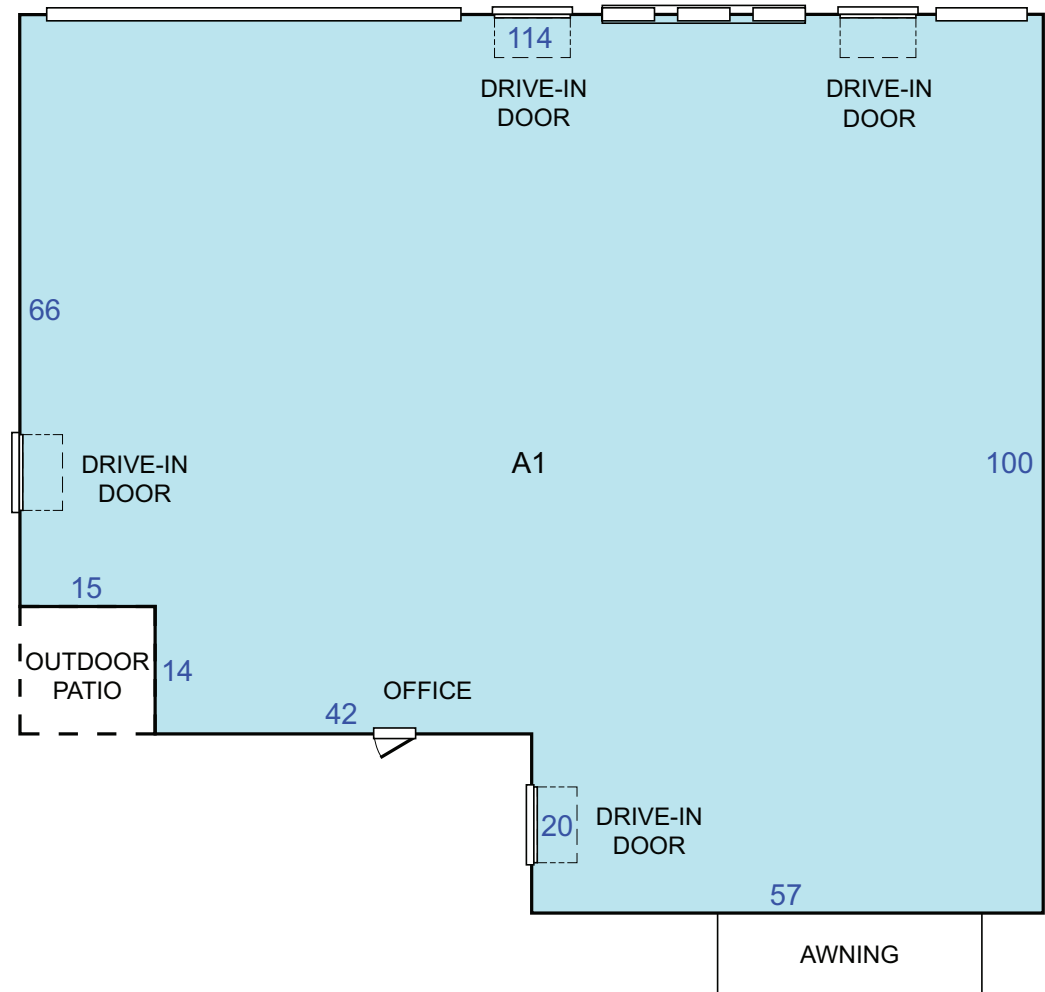
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FLOOR PLAN



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