

25,951 SF Light Industrial Warehouse Lithonia, GA

2435 South Stone Mountain Lithonia Road,
Lithonia, GA 30058



FOR SALE

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For Lease

2435 South Stone Mountain Lithonia Road Lithonia, GA 30058



Location Description

The area boasts easy access to major highways, making commuting a breeze for professionals. With a diverse mix of businesses and a growing community, the location offers a prime opportunity for a thriving warehouse property. Explore the possibilities this dynamic area has to offer for your next leasing opportunity. Strategically located along S Stone Mountain Lithonia Rd, this site offers easy connectivity to I-20, providing direct access to the Atlanta metro area, Downtown Atlanta, and Hartsfield-Jackson Atlanta International Airport—just 30 minutes away. The surrounding area supports a strong industrial presence, making this a prime location for users seeking efficiency and accessibility within the Atlanta logistics network.

Lease Rate:	\$4.99 Per SF (NNN)
Available SF:	25,961
Lot Size:	1.7 Acres

Highlights

- M-1 Zoning (Light Industrial)
- 18' Ceiling Height
- 1 Drive-In Door (12'x12') & 5 Dock-High (10'x10')

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Property Description

This 25,951 square foot M-1 light industrial warehouse on S Stone Mountain Lithonia Road in Lithonia, Georgia, offers an exceptional opportunity for distribution, manufacturing, or logistics users seeking a functional and well-located facility. Situated on ±1.7 acres, the building features 18-foot ceilings, providing ample vertical storage and racking capability.

The property is equipped with five dock-high loading doors (10'x10') and one oversized drive-in door (12'x12'), ensuring efficient loading and unloading operations. Its M-1 Light Industrial zoning allows for a wide range of commercial and industrial uses, making it a flexible option for owner-users or investors. Conveniently located near I-20, the site provides excellent regional connectivity and is just 30 minutes from Hartsfield-Jackson Atlanta International Airport, offering quick access to the broader Atlanta metro area.

Ownership is currently investing in several quality improvements to further enhance the property's long-term value and functionality. Planned upgrades include resealing of the parking lot, updated electrical and lighting systems, and enhancements to the roof's overall integrity. These improvements reflect ownership's commitment to maintaining a well-positioned asset for future tenants.

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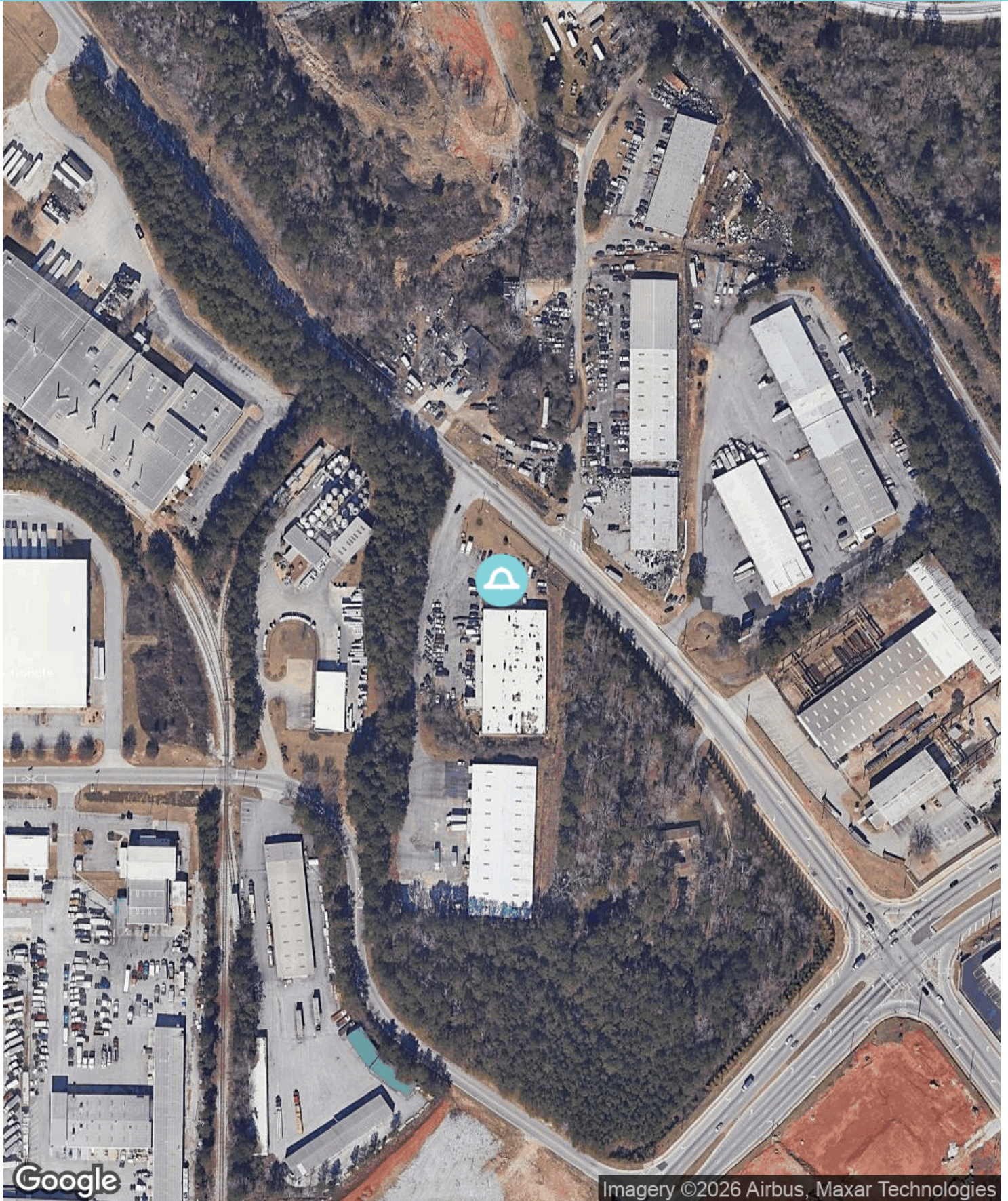
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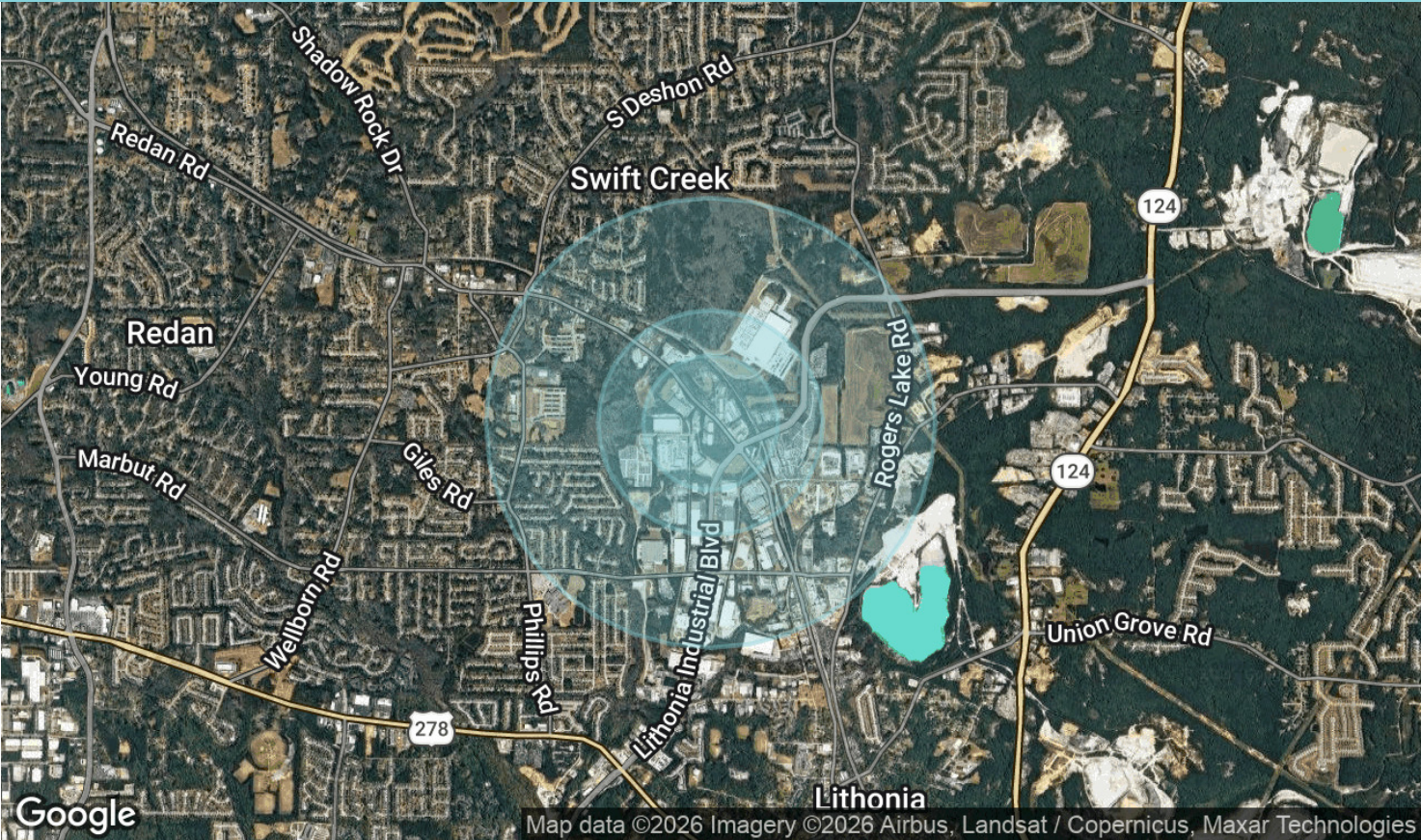
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	118	663	3,716
Average Age	38	38	38
Average Age (Male)	35	35	36
Average Age (Female)	40	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	43	242	1,319
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$79,642	\$80,877	\$85,246
Average House Value	\$181,423	\$183,164	\$207,108

2020 American Community Survey (ACS)

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