



**For Lease or Sale**  
**±174,022 SF**  
**Active CSX Rail Line**

2370 Sullivan Road  
College Park, GA

Last Mile, Heavy Power  
Manufacturing or  
Distribution Facility

Interstate Frontage  
with Access to Major  
Roadways + Systems



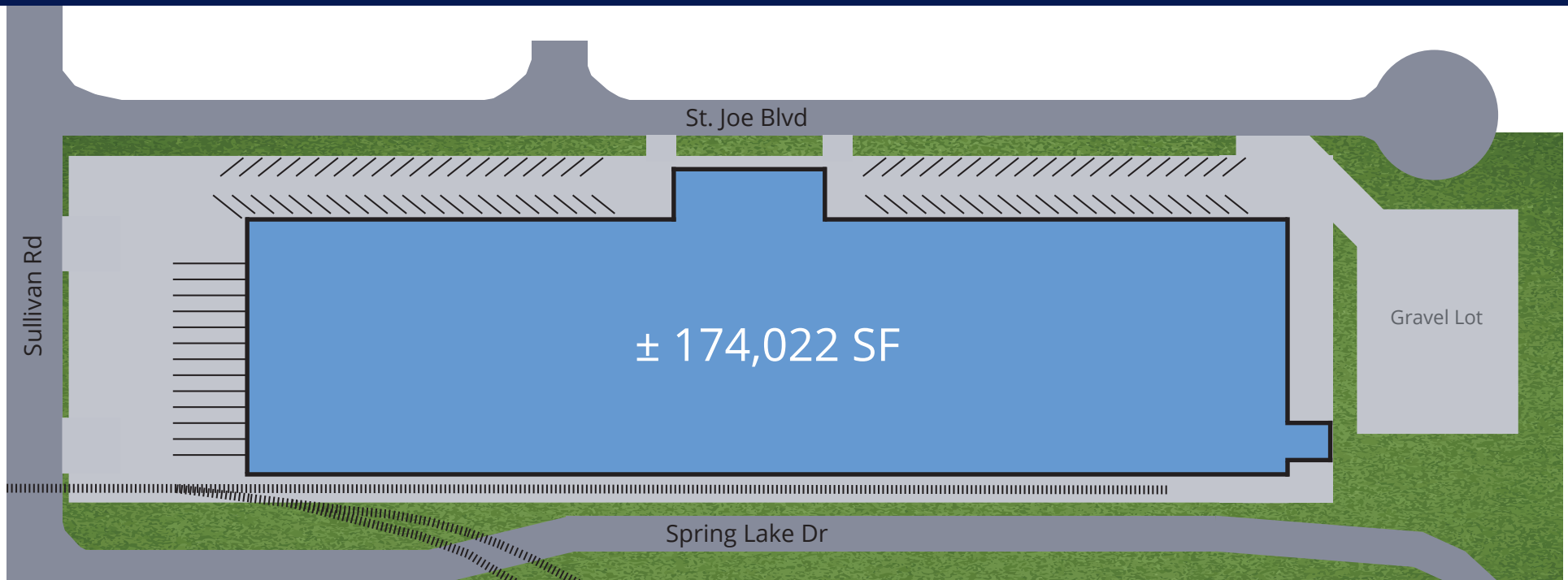
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# Building Specifications

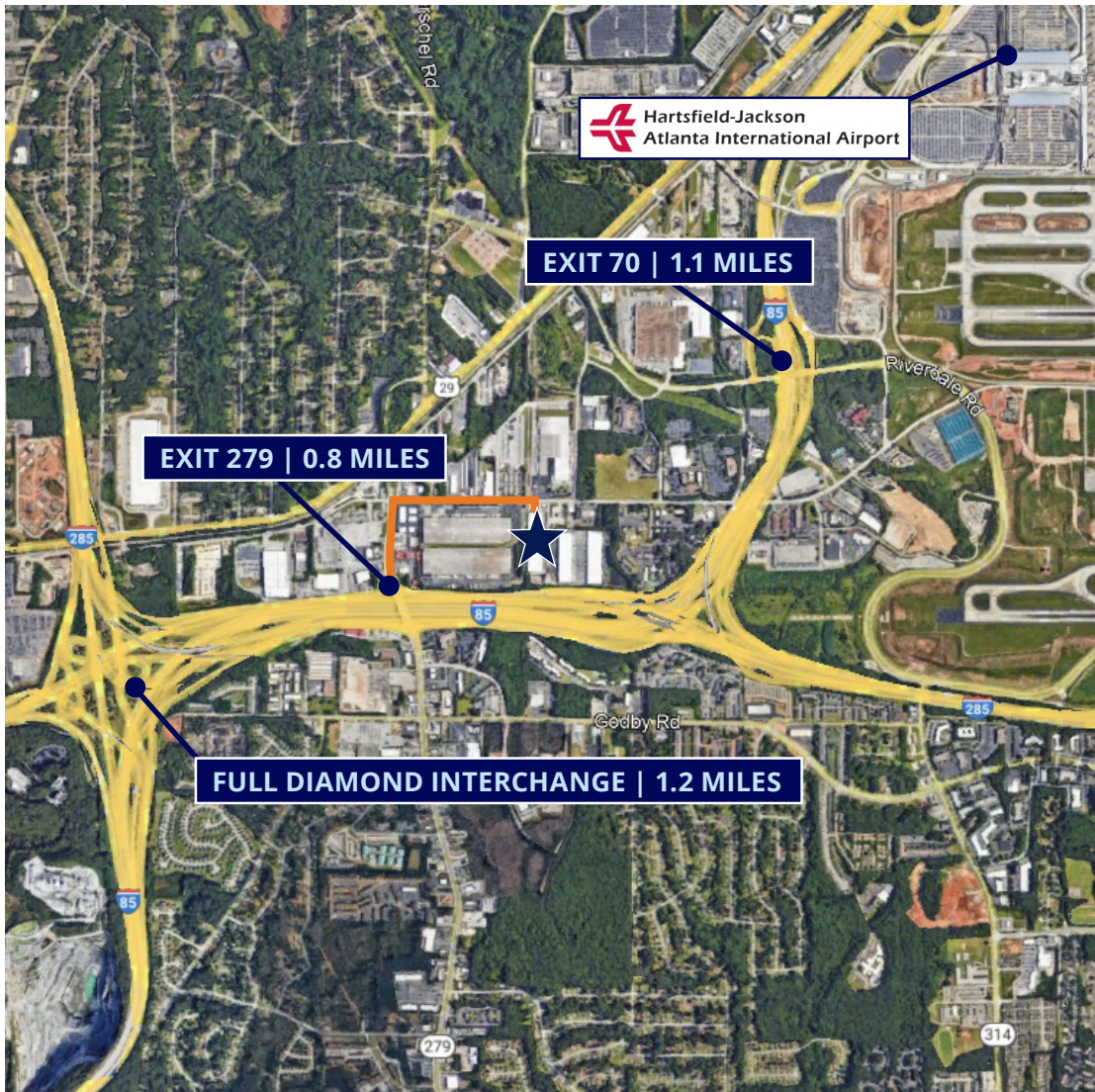
Building Size	± 174,022 SF	Column Spacing	25' x 50'	Power	3,200 AMP; 277/480 V
Total Lot Size	7.98 AC	Dock High Doors	14	Rail (CSX)	9 rail doors
Year Built	1966	Drive-In Doors	1	Lighting	LED
Office Size	±8,000 SF	Auto Parking	83 spaces	Sprinkler	Wet pipe sprinkler system supplemented by 1,500 GPM fire pump
Clear Height	16' - 21'	Trailer Parking	20 spaces		

## Site Plan

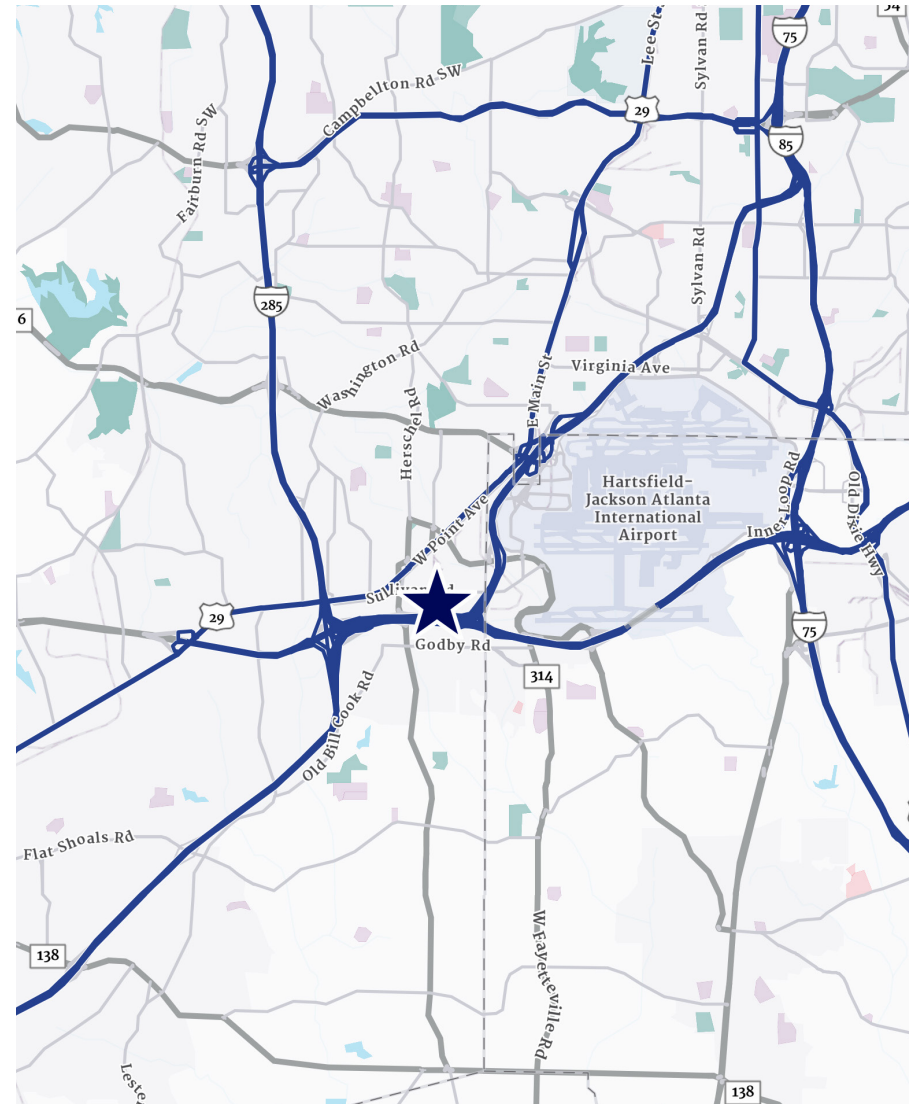


Note: Building can be demised for multiple tenants

# Access



# Location



## Utilities

Storm Water City of College Park

Electric City of College Park

Water City of College Park

Gas Georgia Natural Gas

Sewer City of College Park

## Distances

I-285 / I-85 0.8 miles (Exit 279)

ATL Airport 1.3 miles

I-75 4.5 miles

CSX Fairburn 10.3 miles

Atlanta CBD 11.5 miles



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