

1814  
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# Refrigerated Production Facility with Freezer Capability

60,950 SF | 1814 WASHINGTON ROAD, ATLANTA, GA | AVAILABLE FOR LEASE OR SALE



**Available for Immediate Occupancy**

## CONTACT US:

**TURNER WISEHART**

770.654.4334

[turner.wiseshart@onpacepartners.com](mailto:turner.wiseshart@onpacepartners.com)

**CHRIS CUMMINGS**

678.612.9958

[chris.cummings@onpacepartners.com](mailto:chris.cummings@onpacepartners.com)

**CATER COSGROVE**

404.317.0930

[cater.cosgrove@onpacepartners.com](mailto:cater.cosgrove@onpacepartners.com)



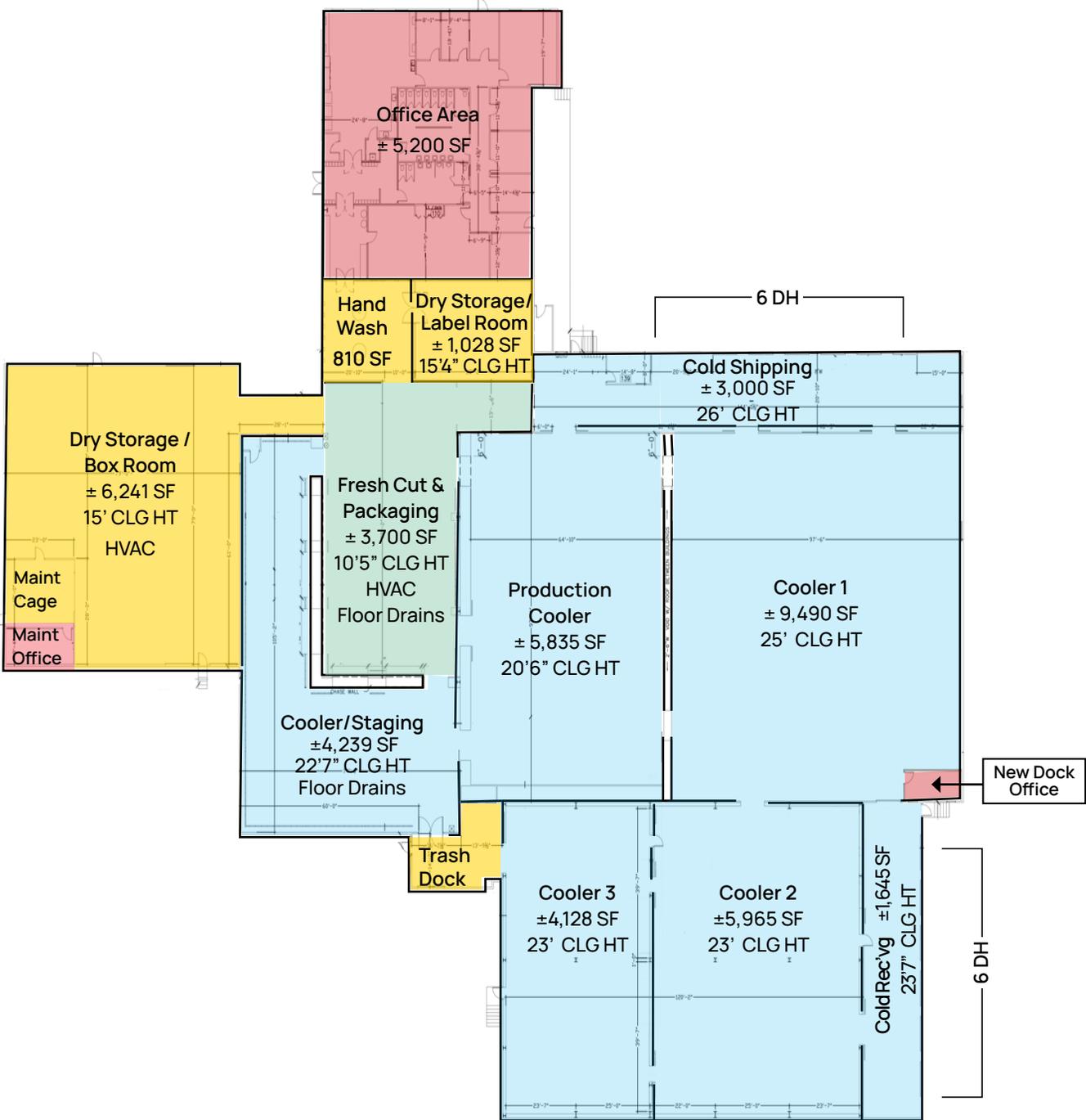
# PROPERTY DETAILS

<b>Total SF Available:</b>	+/- 60,950
<b>Cooler Storage SF:</b>	+/- 23,822
<b>Production Cooler SF:</b>	+/- 5,835
<b>Fresh Cut / Packaging SF:</b>	+/- 3,700
<b>Refrigerated Docks SF:</b>	+/- 3,000 & +/- 1,645
<b>Dry Storage / Maint SF:</b>	+/- 8,579
<b>Office SF:</b>	+/- 5,200
<b>Misc. SF:</b>	+/- 5,000
<b>Clear Height:</b>	+/- 20' to 25' storage areas ; +/- 10' 5" Fresh cut / packaging
<b>Dock High Doors:</b>	15 with levelers
<b>Floor Drains:</b>	Yes
<b>Refrigeration System:</b>	Freon
<b>Lighting:</b>	Predominately LED
<b>Parking:</b>	~81 auto
<b>Power:</b>	277/480 V, 3-phase, nine 100 KVA pole mounted transformers
<b>Year Built (Renovated):</b>	1995 (2001, 2008, 2019)
<b>Land Size:</b>	9.724 acres
<b>Fire Suppression:</b>	none in main bldg.; sprinkler system in ancillary bldg.
<b>Roof:</b>	standing seam, silicone coated standing seam, TPO membrane
<b>Ancillary Building SF:</b>	4,000 (incl in overall Building SF)

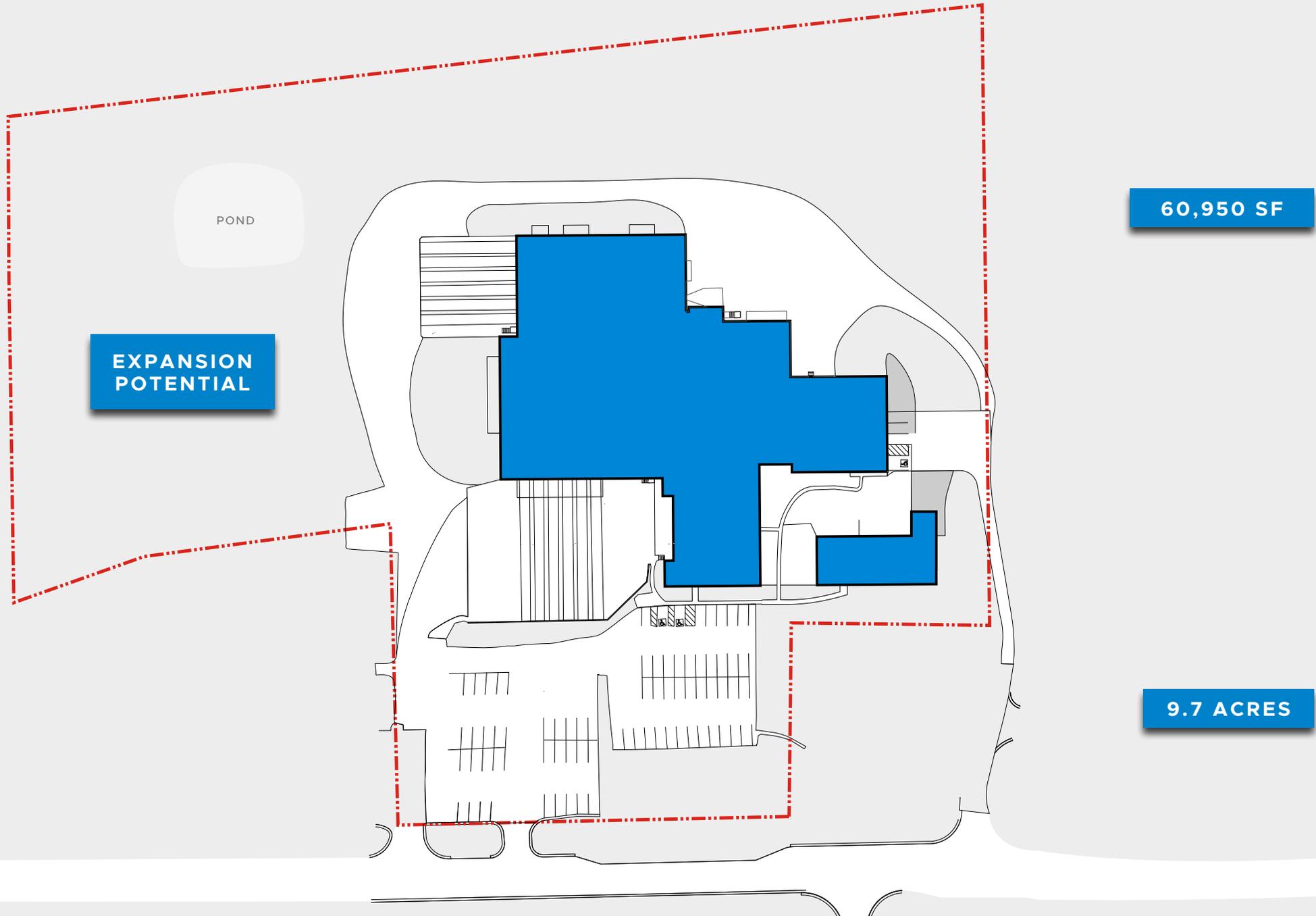


# FLOOR PLAN

- Cooler
- Dry
- Production
- Office



# SITE PLAN



# BUILDING PHOTOS

Exterior Building Aerial



Aerial



Building Exterior



Office/Conference Room



Handwash/Prep



Break Area



Cooler

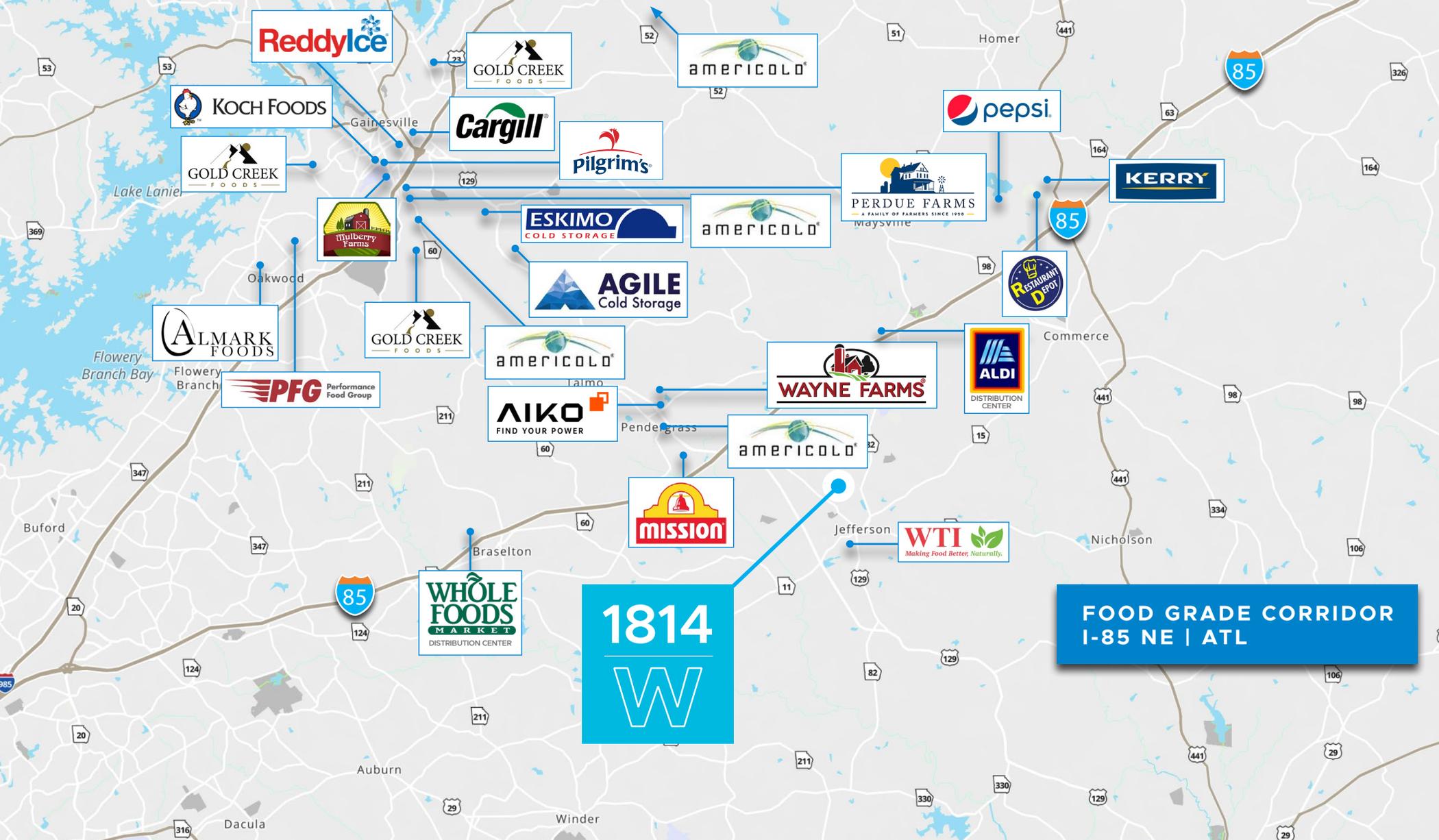


Cooler (Freezer Capable)



Fresh Cut / Packaging





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