

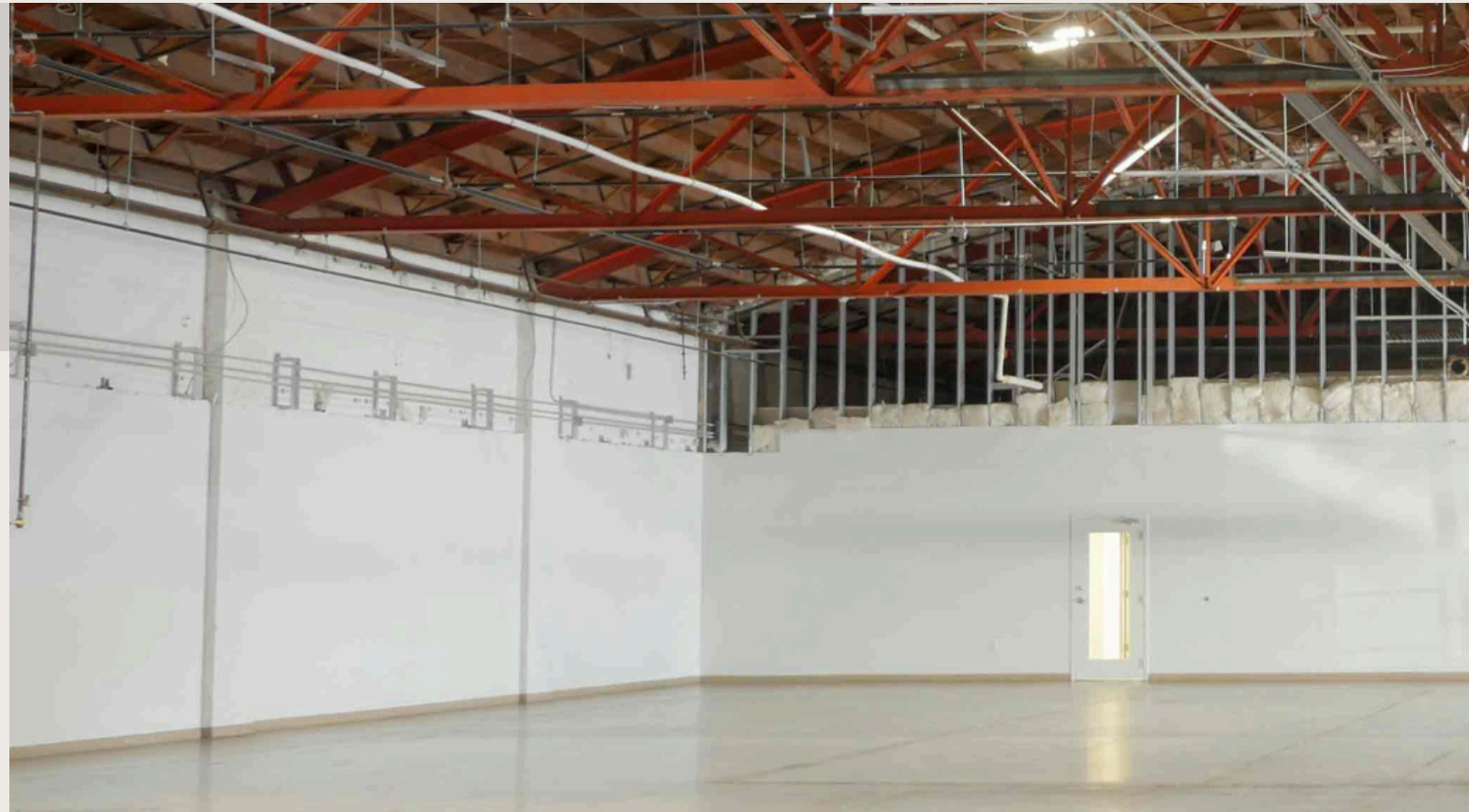


**181 Armour Dr NE**  
**Atlanta, GA 30324**

**AVAILABLE NOW**







# 181 Armour Drive

## Property Overview

- Size: 18,467 SF
- 1.10 acres on Armour Drive
- Beltline Adjacent (Beltline Spur will run along Armour Dr soon)
- Full Renovation 2025
- Wide open showroom space with exposed Wooden ceilings
- Clear Height: 15' to 26 feet (open Barrel ceilings)
- Parking: Abundant parking 60+ spaces
- Dock High available
- Ramp Access for office and warehouse/showroom areas
- 2 additional Dock-High Doors can be added + additional drive-in

## Highlights:

- Fully renovated interior and exterior
- 12 private offices
- Boardroom
- Barrel roof with no interior columns
- HVAC throughout the Warehouse
- Dock-high door installed; potential for two additional glass garage doors
- Potential for food grade ready building with extensive floor drain systems in place
- Large Bank of Restrooms
- Showroom
- Luxury lighting system
- Fenced, Gated and Heavy Exterior Lighting
- Security System in place



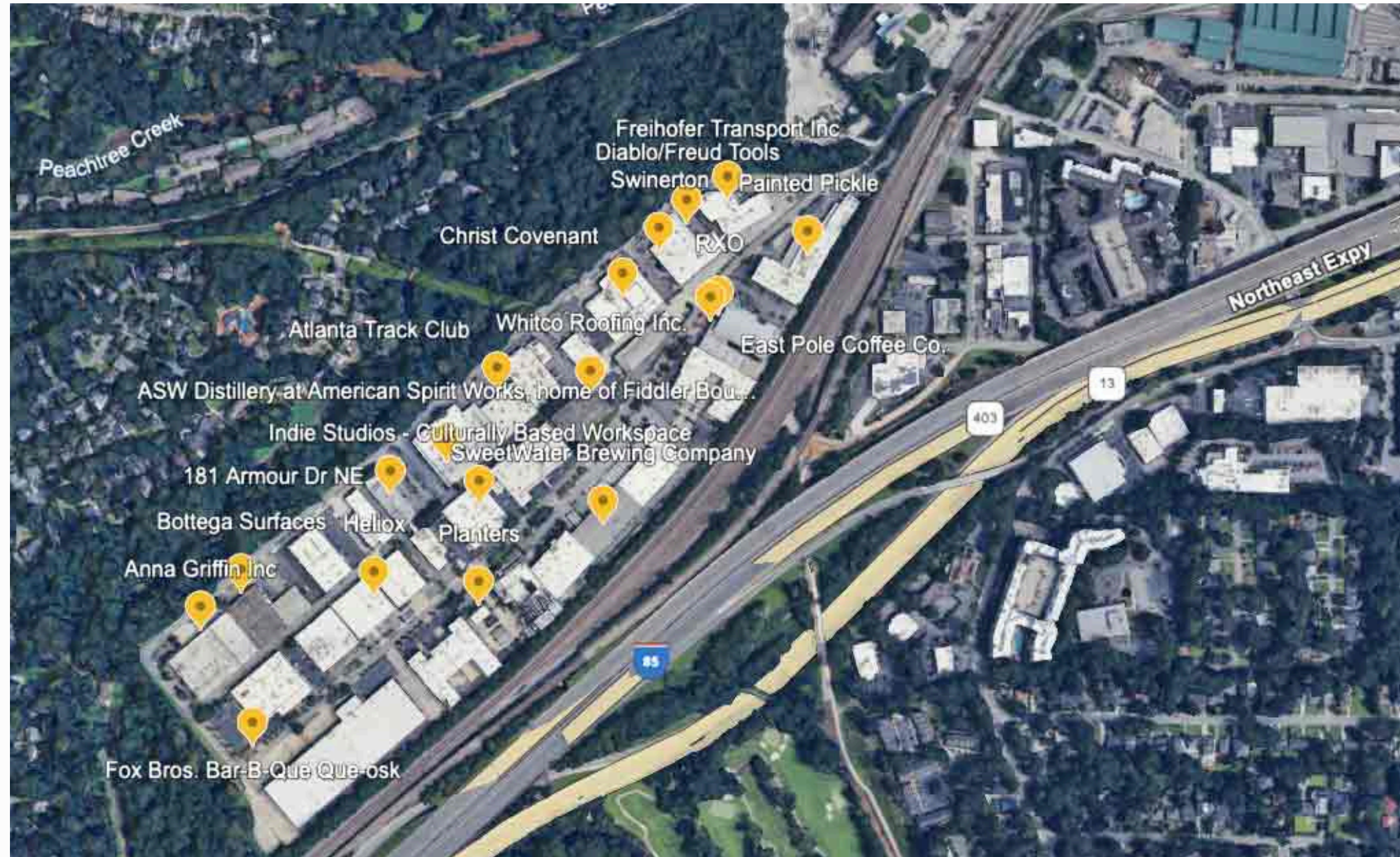
## WHY ARMOUR YARDS?

### ON THE BELTLINE

This is one of Atlanta's few true OTB (On The BeltLine) newly renovated commercial offerings. Near future BeltLine frontage gives this asset unmatched visibility, foot traffic potential, and premium long-term positioning in a high-growth corridor.

### LOCATION, CONNECTIVITY & PARKING

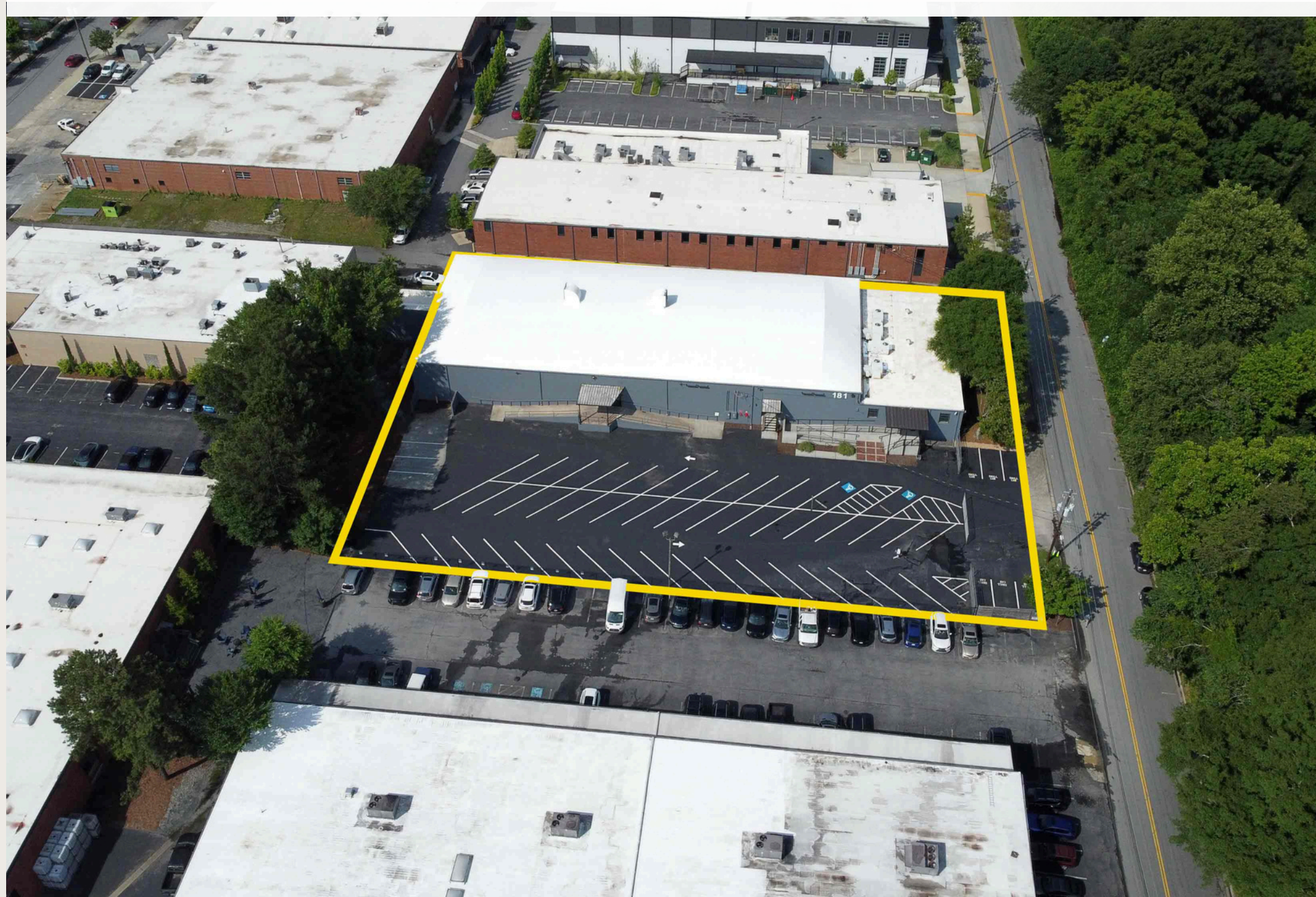
Armour Yards offers direct access to I-85/I-75 and is minutes from Midtown, Buckhead, and Piedmont Park. Unlike most urban infill assets, it includes ample on-site parking.





181 ARMOUR DRIVE

# Market Advantage



## On the BeltLine (OTB)

Direct BeltLine access coming soon, enhancing verasatility of the property.



## Surrounded by

I-75/I-85/Piedmont Road/Peachtree St./Buckhead  
Indoor Sports/Eatertainment Venues  
Galleries  
Breweries/Distilleries  
Restaurants & Bars  
Loft Offices



## Steps from

SweetWater Brewing  
American Spirit Works Whiskey  
East Pole Coffee  
Fox Bros BBQ  
Atlanta Track Club

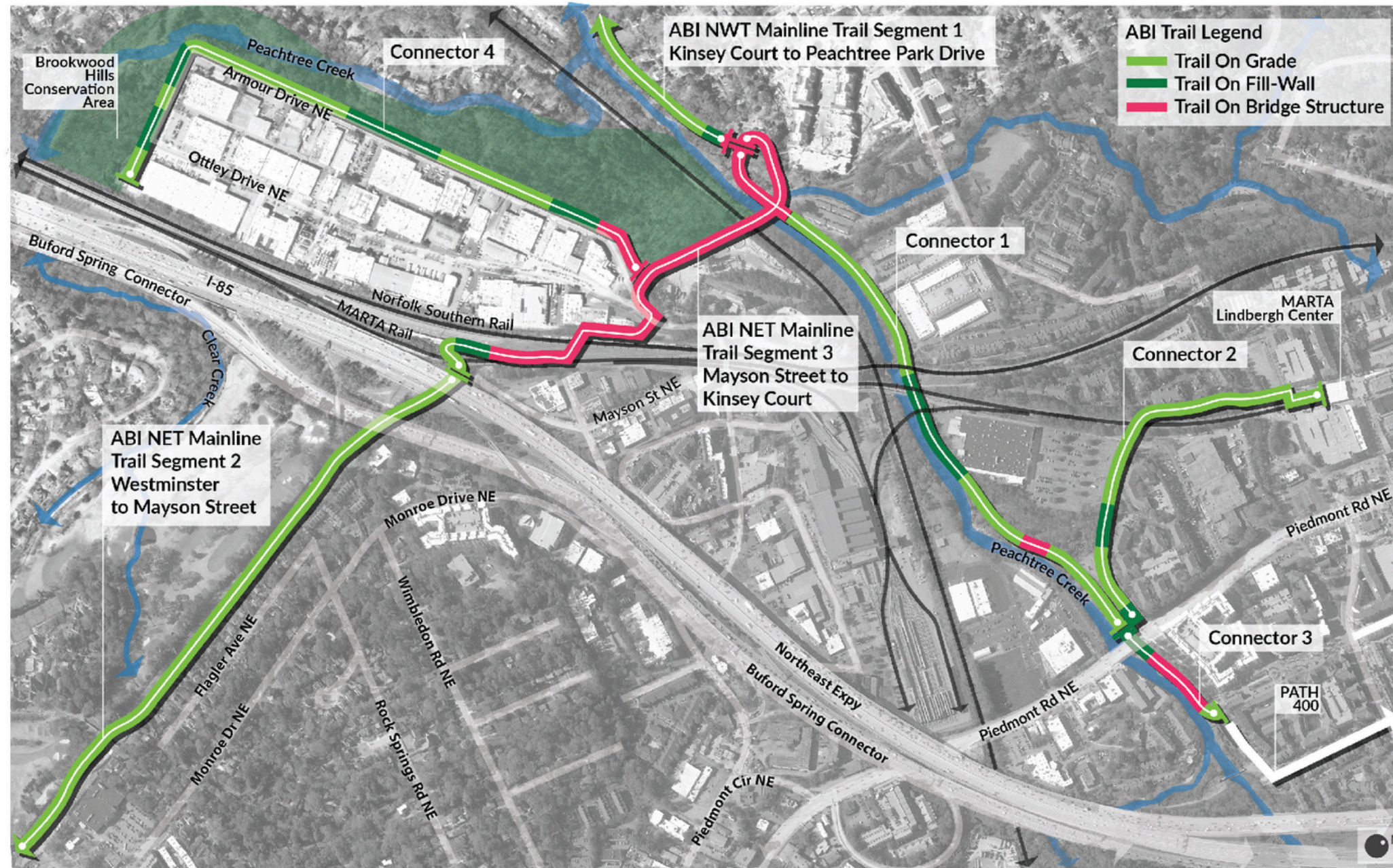


# Use Potential

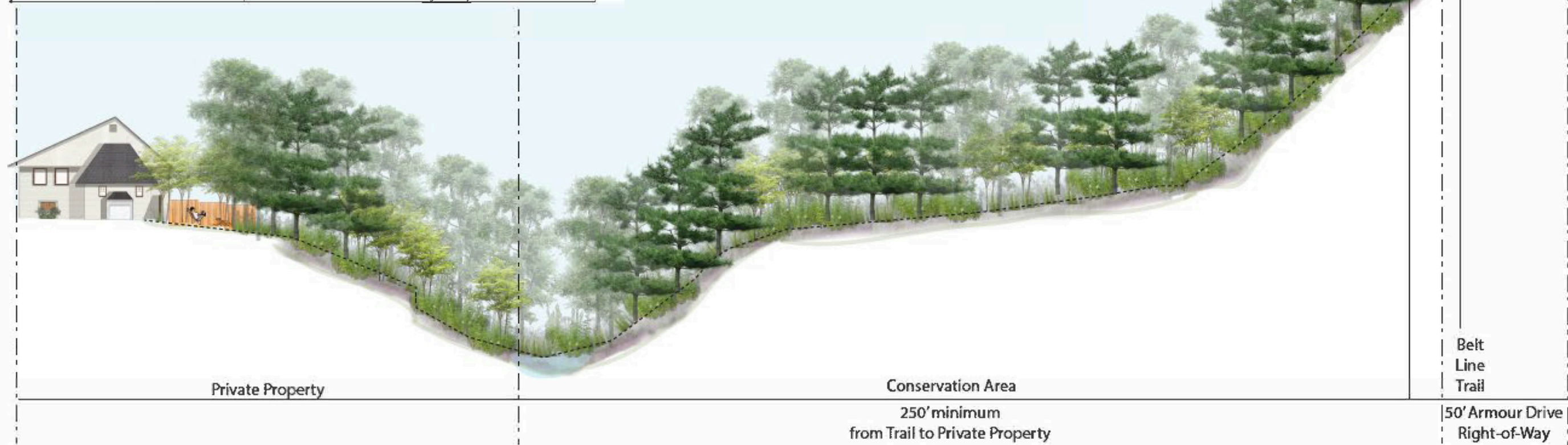
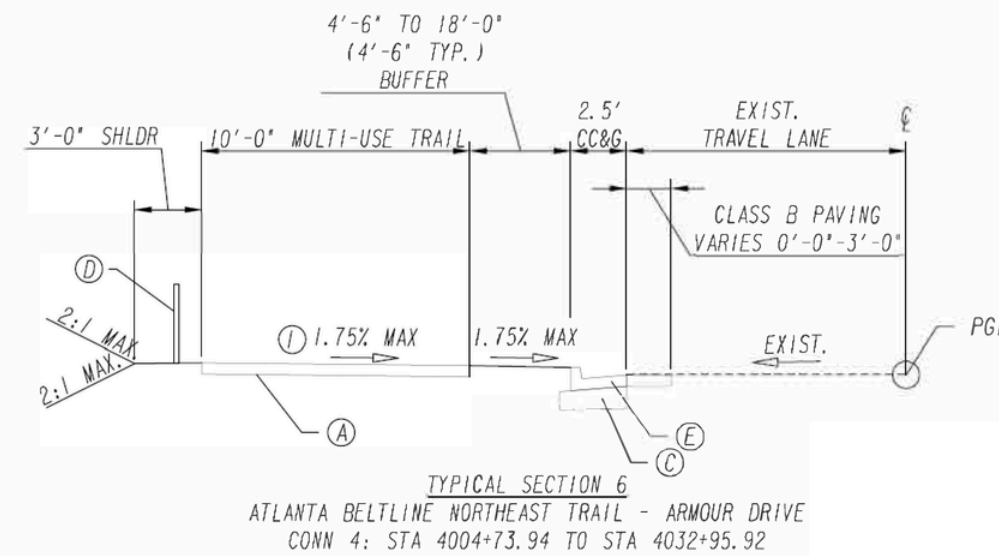
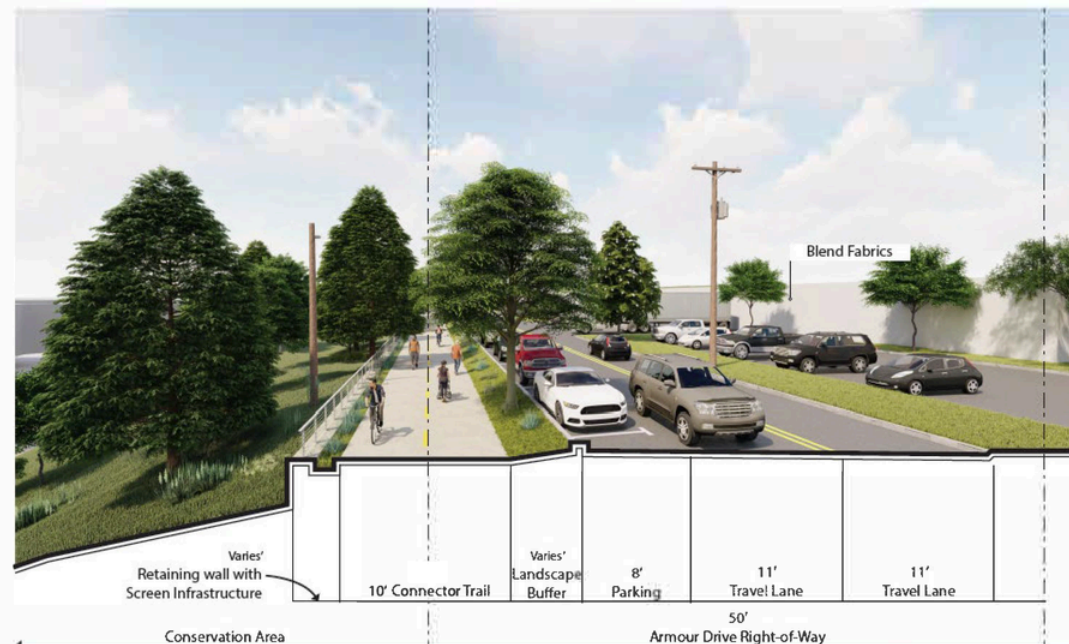
- Headquarters Building
- Flagship Location
- Temperature Controlled Storage
- Showrooms
- Studios
- Indoor sports facility
- Event spaces
- Luxury car storage
- Food-related ventures
- In town high end warehouse



## NORTHEAST TRAIL PROJECT PHASING











181 ARMOUR DRIVE

# Contact Details



## Location

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Atlanta, GA 30324



## Phone & Mobile

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