



ONPACE
PARTNERS™

Fleet Maintenance & Storage Facility For Lease

1025 & 1010 Citizens Pkwy | Morrow, GA

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+/- 35.4 Acre Site
3 Buildings: +/- 43,000 Total SF
Zoned Heavy Industrial

PROPERTY HIGHLIGHTS



Building Address

1025 & 1010 Citizens Pkwy
Morrow, GA

Total SF

+/- 43,000

Site 1 SF

25,000 - Maintenance Shop/
Office/Lounge/Showers

Site 2 SF

18,000 - Office/Classrooms/
Lounge Built in 2021

Gross Acres

+/- 35.4

Net Acres

+/-20

Parking Surface

Gravel

SITE 1 HIGHLIGHTS



+/-25,000 Square Feet Maintenance Shop with 8 Drive-Thru Bays

- » All drive-thru
- » Clear Height: 18'
- » Door height: 16'
- » Width: 14'
- » 1 Pit
- » Shop fixtures, including exhaust hoses and air compressor
- » 2 Story parts room and mezzanine
- » Fuel islands with underground tanks
- » Automated Whiting Wash Bay
- » Additional lounge, dispatch, and office area adjacent to shop

SITE 2 HIGHLIGHTS



+/-18,000 Square Feet,
Construction Completed
December 2021

- » 1 bullpen office
- » 1 conference room
- » 3 private offices
- » 1 storage room
- » 1 IT room
- » 1 training room divisible into 2 by Hufcor partition system
- » Driver's lounge, driver's shower (6) and restroom (8 unisex privates) area
- » 1 large room for future growth
- » 1 small room for future growth
- » 1 driver lounge attendant office
- » 1 classroom
- » 1 lounge with kitchenette
- » Laundry room
- » Barber room
- » Fitness room
- » Breakroom with kitchenette
- » Face recognition security system

PROPERTY PHOTOS



Zoning: HI (Heavy Industrial)



Yard Improvements: Fenced, lit, and gated with shop and lounge building



AREA MAP



LOCAL MAP



REGIONAL MAP



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For More Information, Contact:

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