

FOR SALE or LEASE

**5290 Highway 42
Ellenwood, GA 30294**

Moreland Ave

39,000 SF WAREHOUSE SPACE | 4.86 ACRES ZONED HEAVY INDUSTRIAL

FOR MORE INFORMATION:





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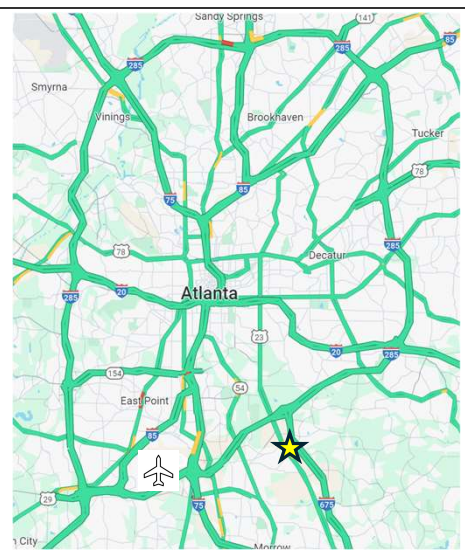


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Location Highlights

Key Distances

-  5290 Highway 42
-  0.4 miles
-  4.5 miles
-  6.0 miles Hartsfield - Jackson Intl Airport



Property Highlights

BUILDING SIZE

- 39,000 SF total space
- 20,000 SF: 23' clear height warehouse (South Building)
- 19,000 +/- SF: warehouse and office (North Building)
- 5,000 +/- SF: office

OUTSIDE STORAGE

- 2.8 acres of IOS
- Gated and CCTV

Ceiling Height

- 23' clear height 20,000 SF building
- 10-12' clear height 19,000 SF building

LOADING

- 3 grade level doors (12'x12')
- 2 dock high doors

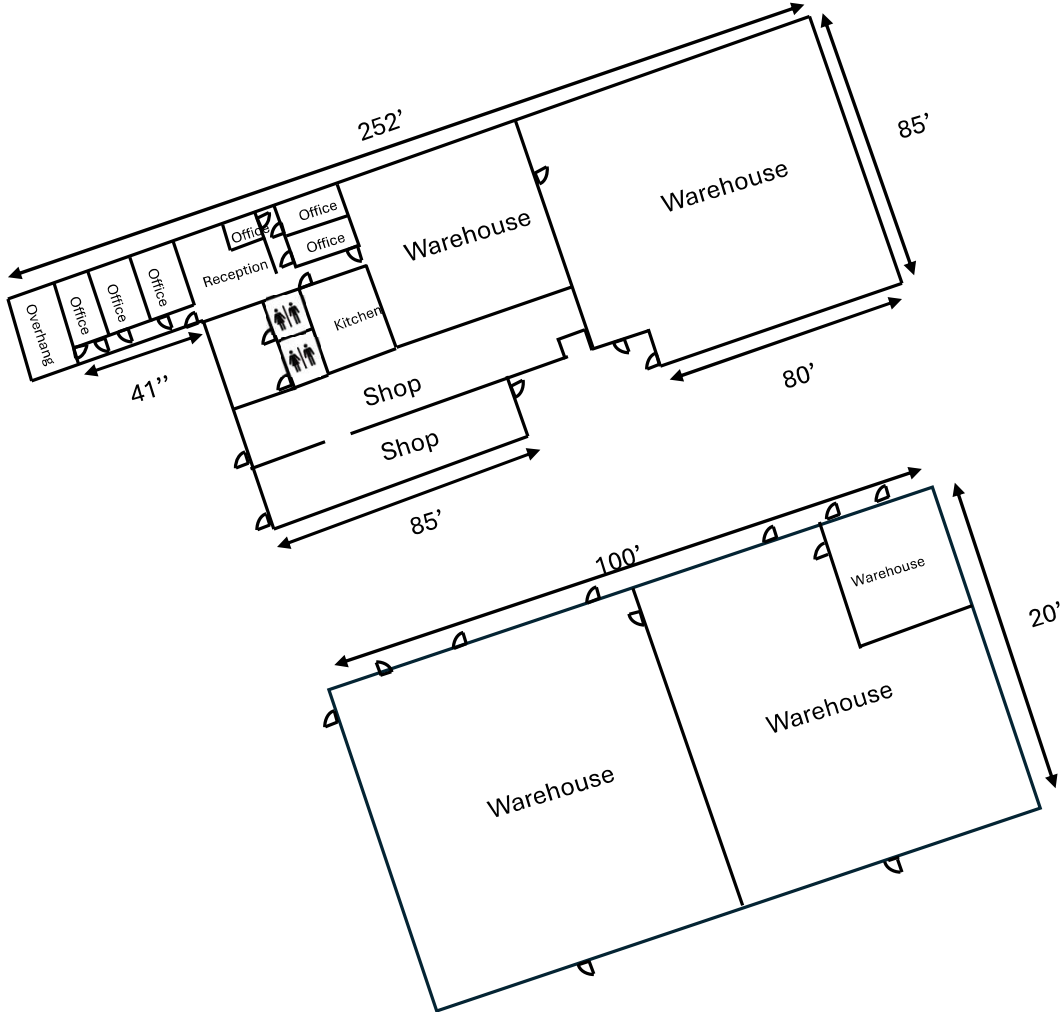
POWER

220V AND 120V AVAILABLE



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Floor Plan



Industrial Outdoor Storage

2.8 Acres of available IOS

1.2 Acres

Reduce structure = 0.5
Acre Potential

0.3 Acres

1.3 Acres

3.1 Acres if older building reduced



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