

# Industrial Flex Building

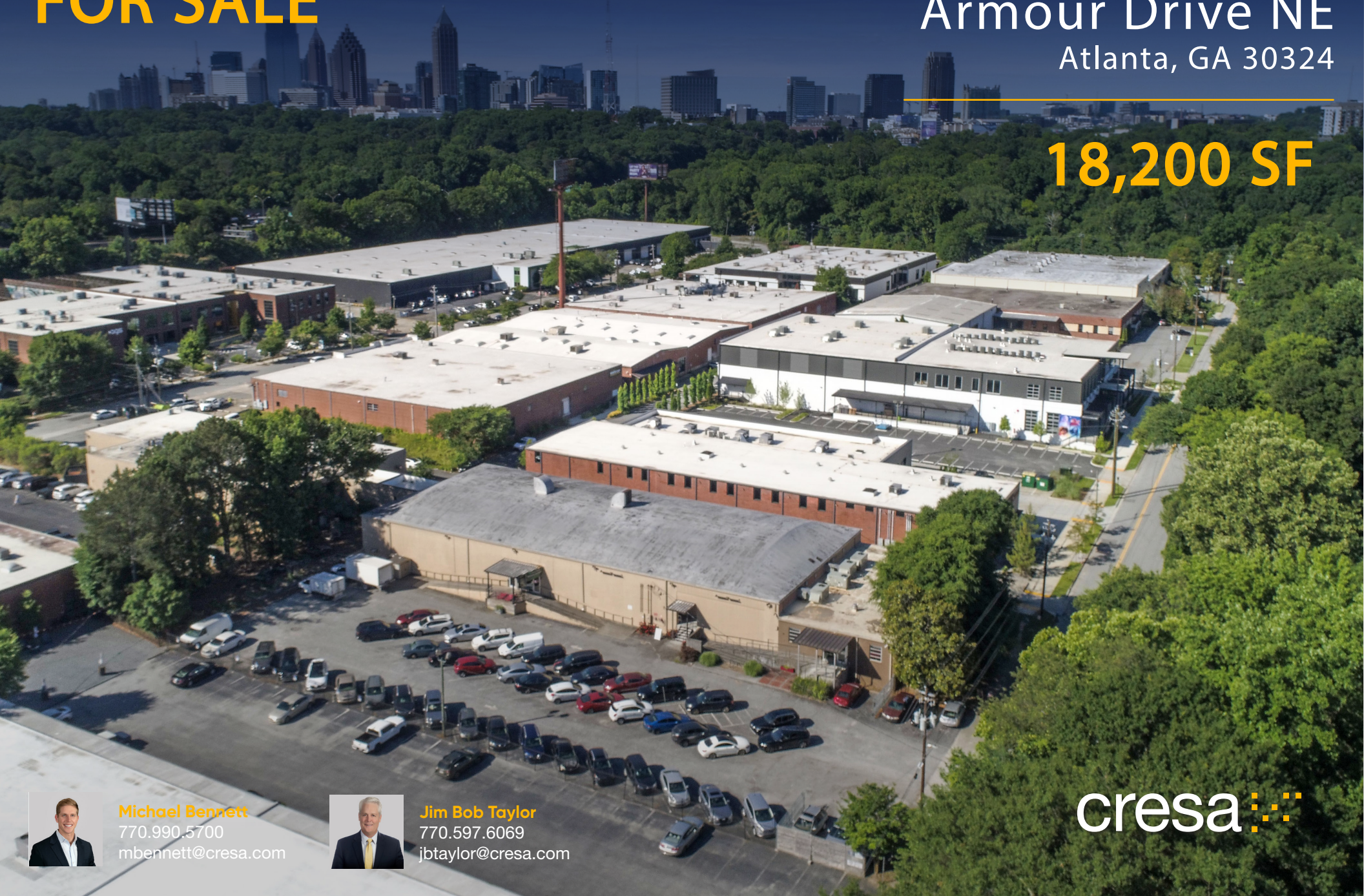
## FOR SALE

# 181

Armour Drive NE

Atlanta, GA 30324

## 18,200 SF



**Michael Bennett**  
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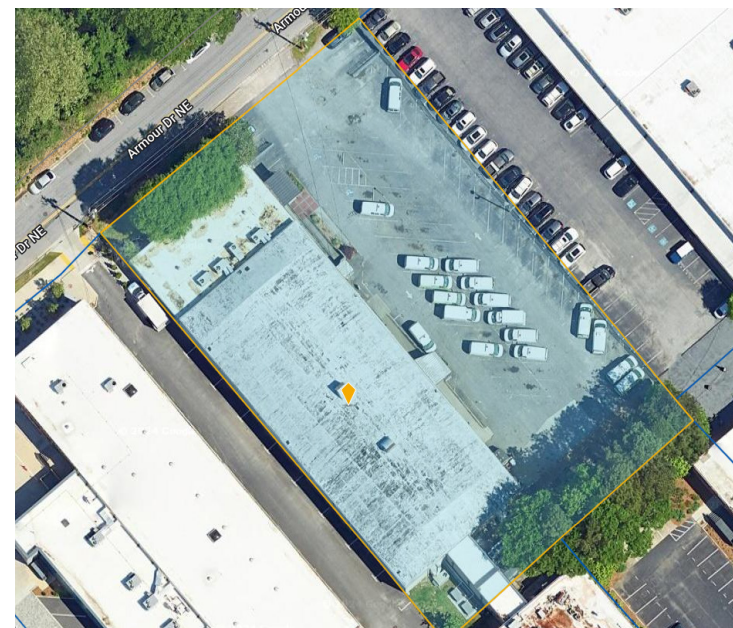


**Jim Bob Taylor**  
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# Property Highlights

- 18,200 SF freestanding building on 1.10 acres
- ±8,400 SF class-A office
- ±6,800 SF freezer/cooler space (to be removed by current tenant upon lease expiration)
- ± 50 parking spots
- Building to be vacant upon sale
- Centrally located in Midtown Atlanta
- Supply constrained location
- Can recapture loading doors
- Immediate access to I-85 & Atlanta Beltline
- ±15' Clear Height Minimum
- Zoned I-1 (Light Industrial)



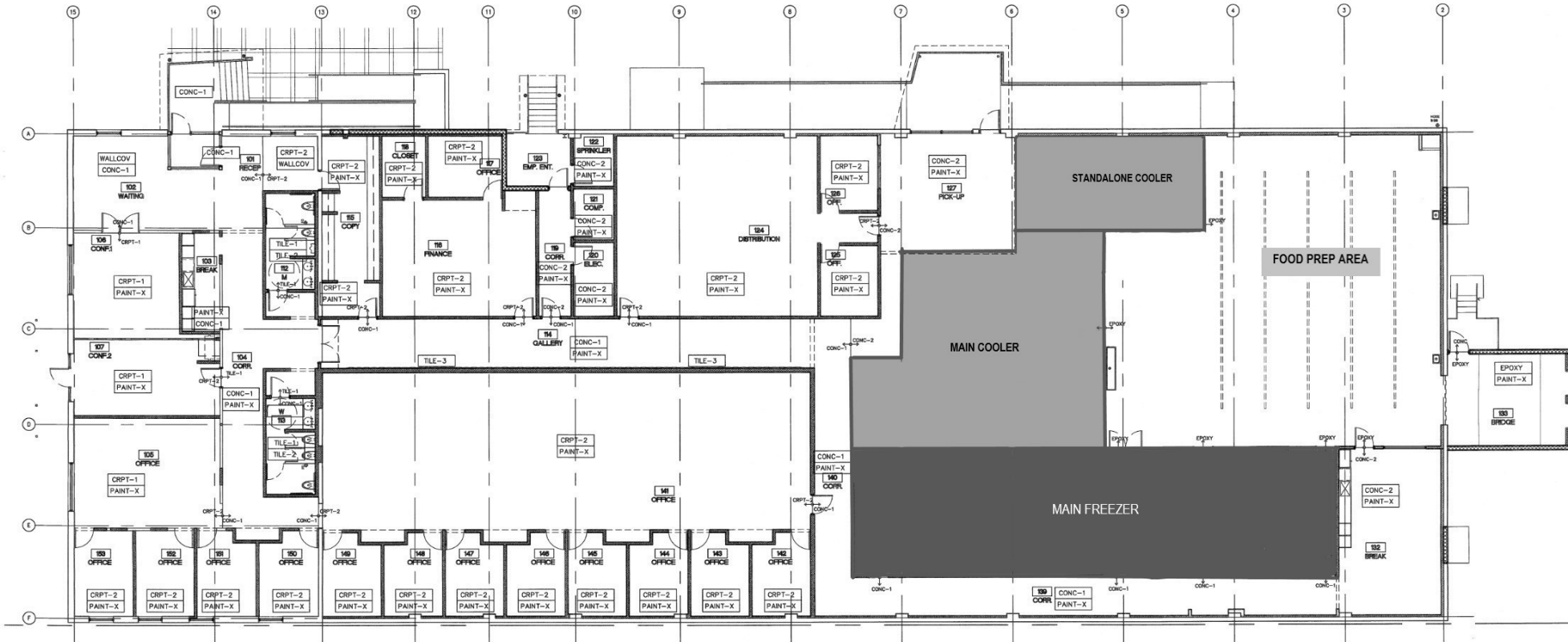
Cresa is pleased to showcase **181 Armour Dr NE**, a stand-alone facility spanning over 18,200 square feet and located in the heart of Atlanta.

This property boasts a prime location with convenient access to two major interstates (I-85 and I-75). The opportunity to acquire industrial zoned parcels in this submarket is extremely rare, and is prime for an owner-user, investor, or adaptive reuse.

# As-Built Floor Plan

## Parking Lot

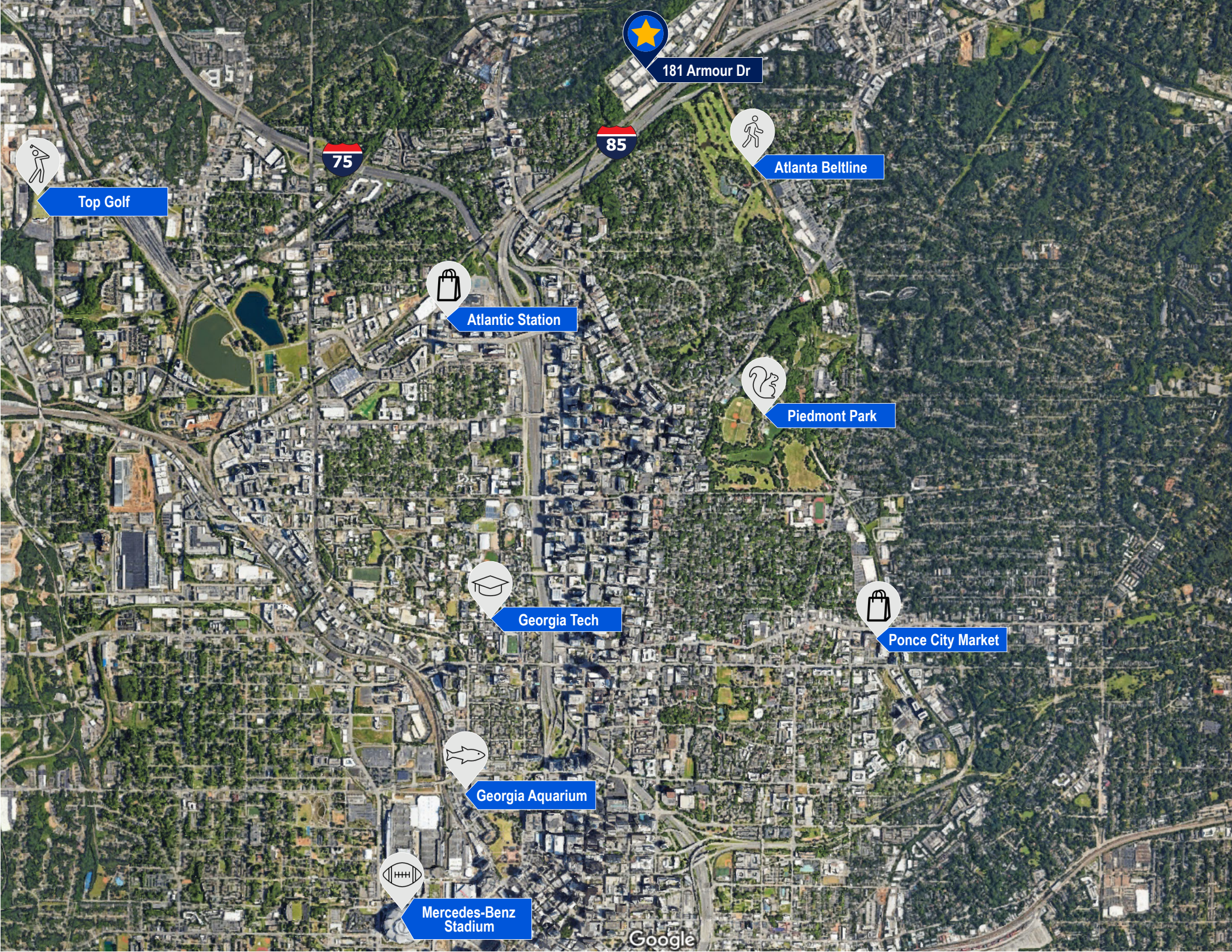
Armour Dr NE





181 Armour Dr





Top Golf

75

85

181 Armour Dr

Atlanta Beltline

Atlantic Station

Piedmont Park

Georgia Tech

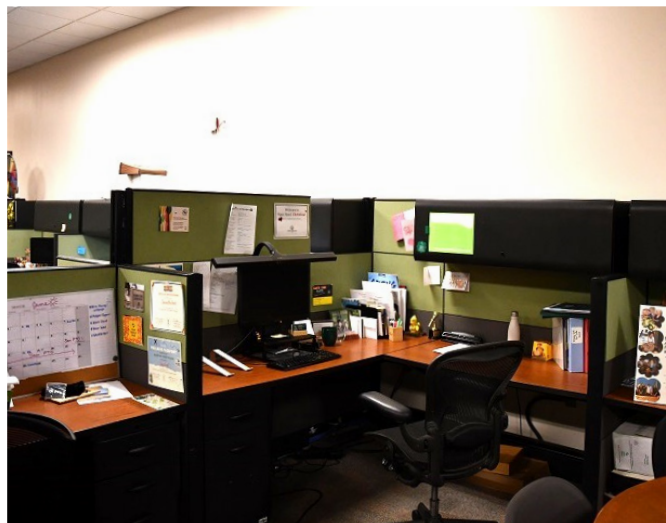
Ponce City Market

Georgia Aquarium

Mercedes-Benz Stadium

Google

# Office



# Warehouse





# For More Information

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