

1440 ROCK MOUNTAIN BLVD, STONE MOUNTAIN, GA 30083

# 1440 ROCK MTN

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# PROPERTY HIGHLIGHTS

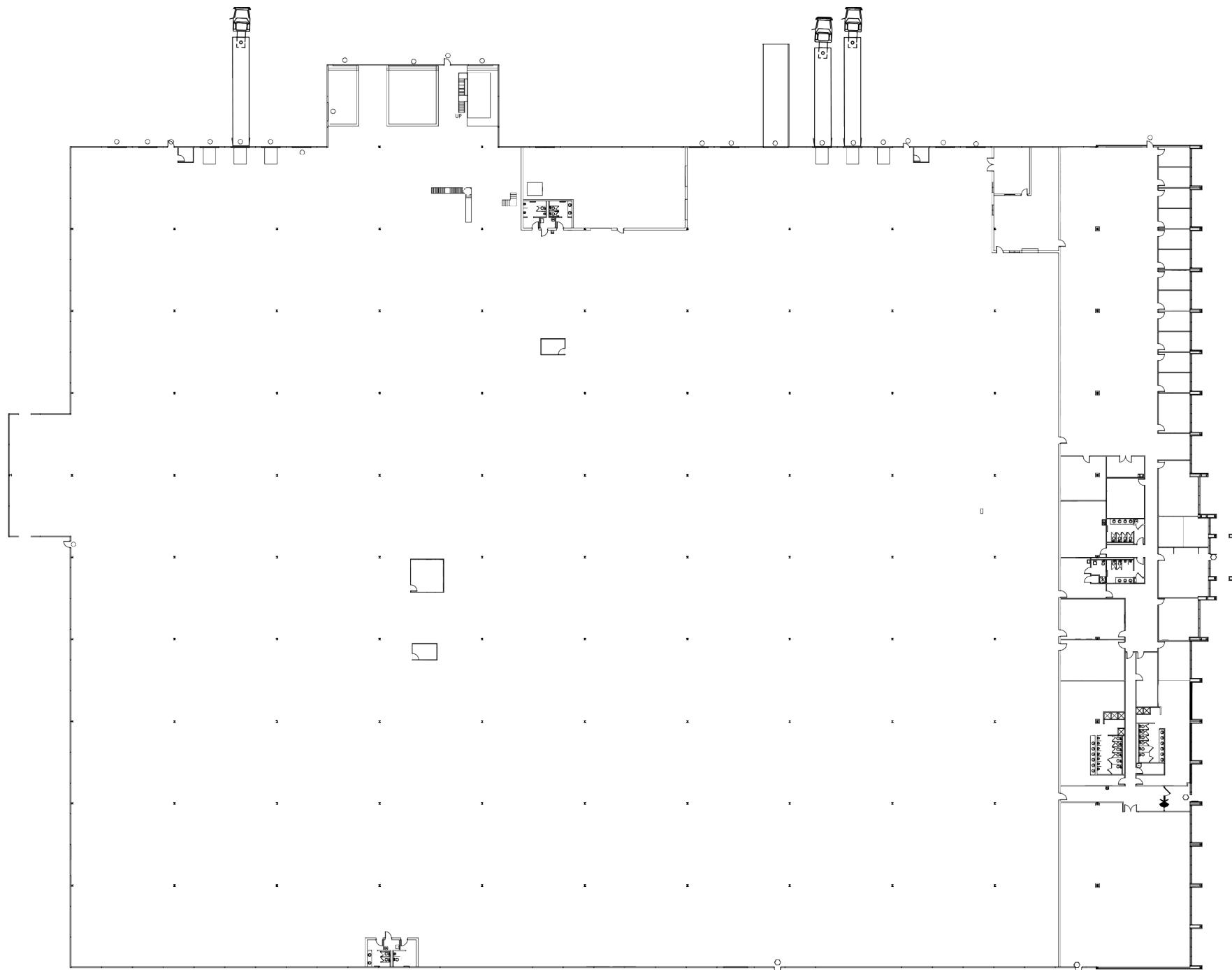
<b>SITE AREA</b>	12.89 Acres
<b>TOTAL BUILDING AREA</b>	224,560 SF
<b>OFFICE AREA</b>	27,600 SF
<b>WAREHOUSE AREA</b>	195,060 SF
<b>YEAR CONSTRUCTED</b>	2000
<b>CONSTRUCTION TYPE</b>	Brick & Block front offices, tilt-wall concrete
<b>HVAC (PRODUCTION)</b>	Production / Warehouse 100% HVAC Ready
<b>LOADING</b>	14 (9' x 10') Dock high doors 1 Drive-in ramp door 3 Over-sized Drive-in grade level doors to truck well. 4 Additional Dock-High Doors available
<b>PARKING</b>	270 Car parks
<b>CEILING CLEAR HEIGHT</b>	24'
<b>COLUMN SPACING</b>	40' x 46'
<b>ELECTRICAL</b>	±4,000 Amps
<b>ROOF</b>	New Roof was installed in 2025 (20 year warranty)
<b>OWNER CAPITAL IMPROVEMENTS</b>	LED lighting, New 185' truck court with outdoor storage available, +/- 4,000 sf move-in-ready office renovation (expansion possible)



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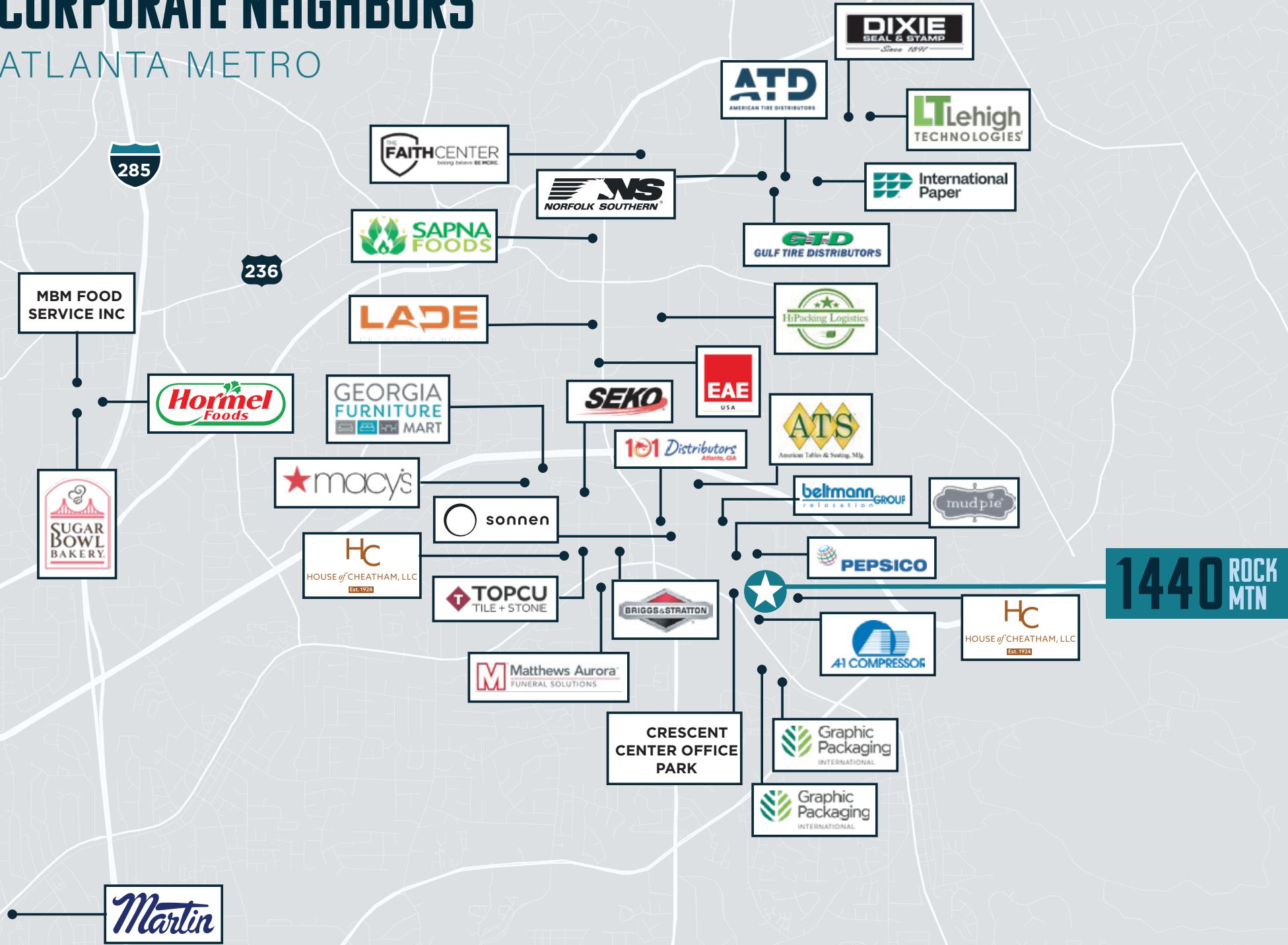


# FLOOR PLANS

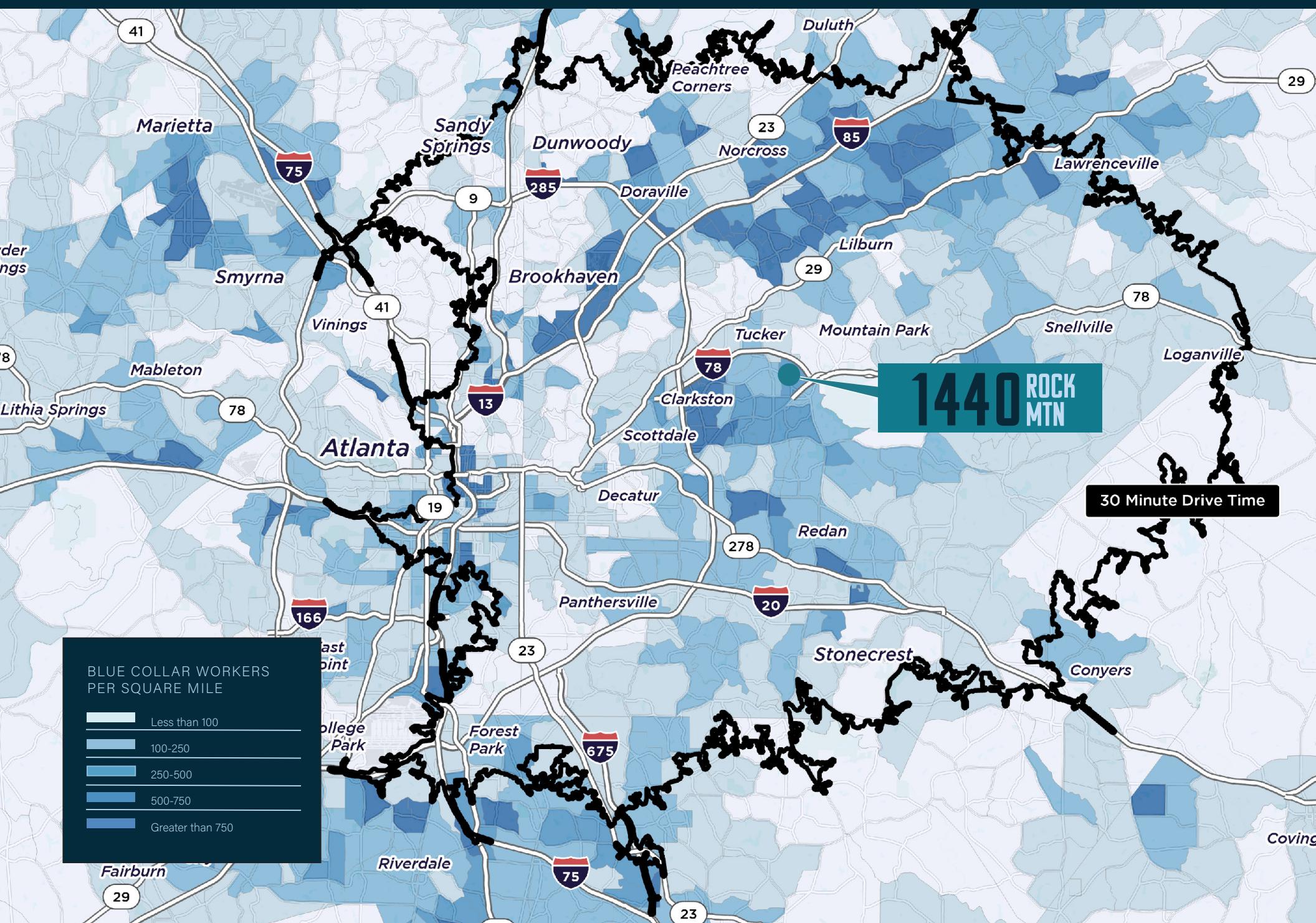


# CORPORATE NEIGHBORS

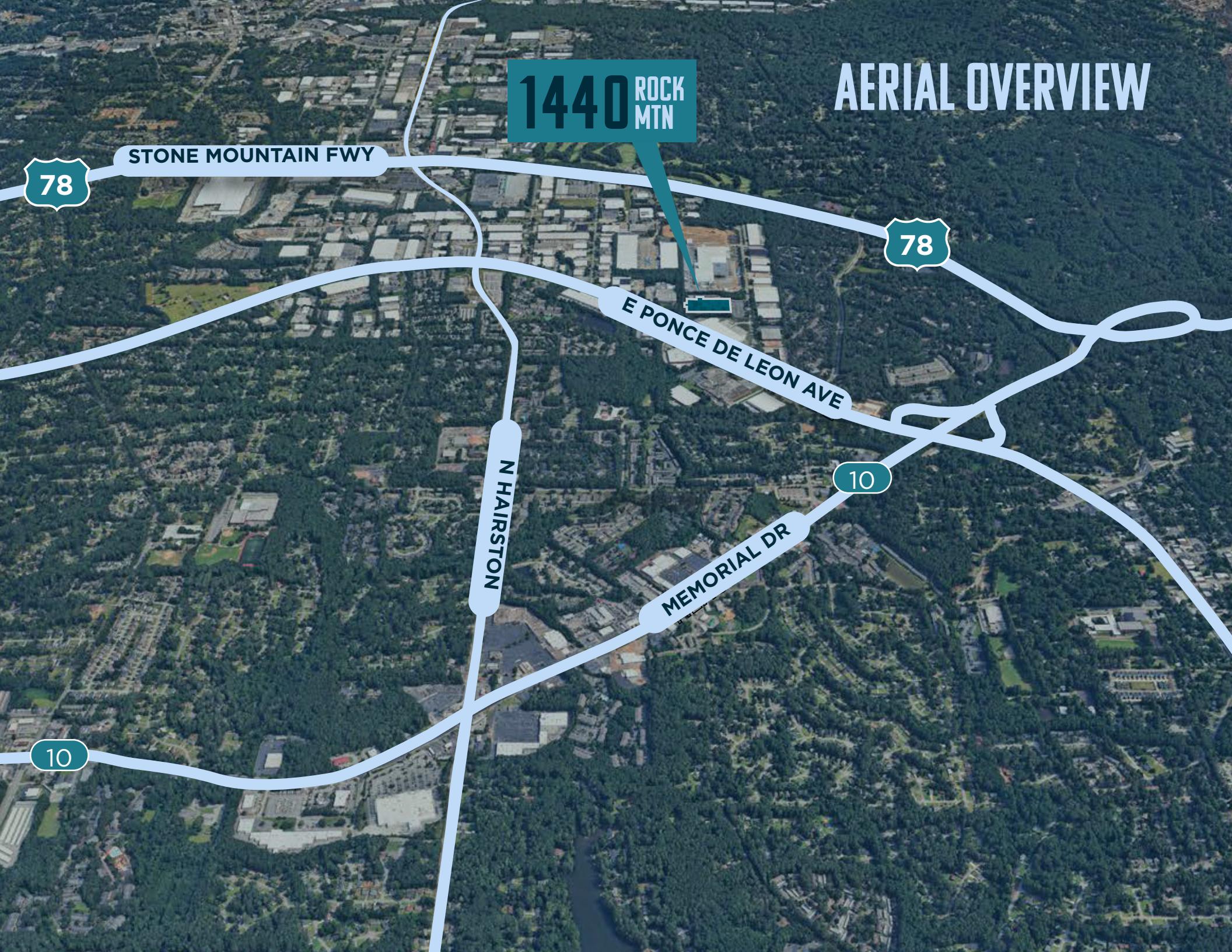
## ATLANTA METRO



# WORKFORCE HEAT MAP



# AEIRAL OVERVIEW



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