

FOR LEASE

1106 CITIZENS PARKWAY

MORROW, GA 30260

206,190 SF | ±2 ACRES OUTDOOR STORAGE | NORFOLK SOUTHERN RAIL SERVED



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Property Summary

BUILDING SIZE

206,190 SF Available
Suite A: 36,791 SF
Suite B: 66,218 SF
Suite C: 103,181 SF

OFFICE SF

Suite A: 1,427 SF
Suite B: BTS
Suite C: 2,054 SF

CEILING HEIGHT

28' clear

DOCK-HIGH DOORS

2 (12' x 16') with 1 EOD leveler
32 (8' x 10') with 24 EOD levelers

DRIVE-IN DOORS

2 (12' x 16') drive in ramps

SPRINKLER

Auto/Wet (36,791 SF)
ESFR (169,399 SF)

RAIL SERVED

Norfolk Southern
7 rail doors

INCENTIVES

Located in Clayton County, which is a Tier 1 county that allows up to \$3,500 job tax credit per job created

COLUMN SPACING

40'W x 50'D

BUILDING DEPTH

300' deep

POWER SPECIFICATIONS

2,000 amps, 277/480 volt, 3 phase, 4 wire

LIGHTING

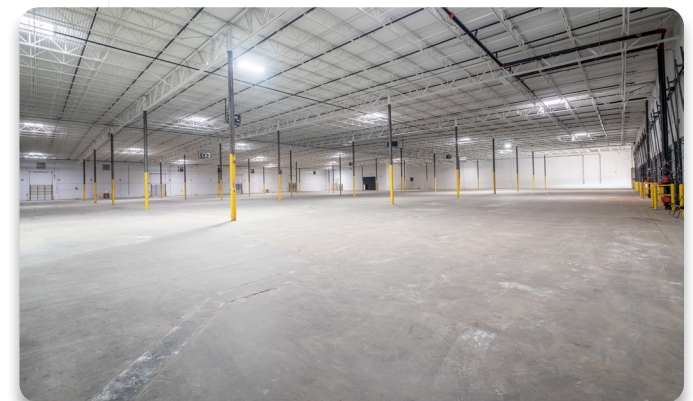
LED lighting in warehouse

DROP LOT

±2 AC Drop Lot
55 trailer parking spots

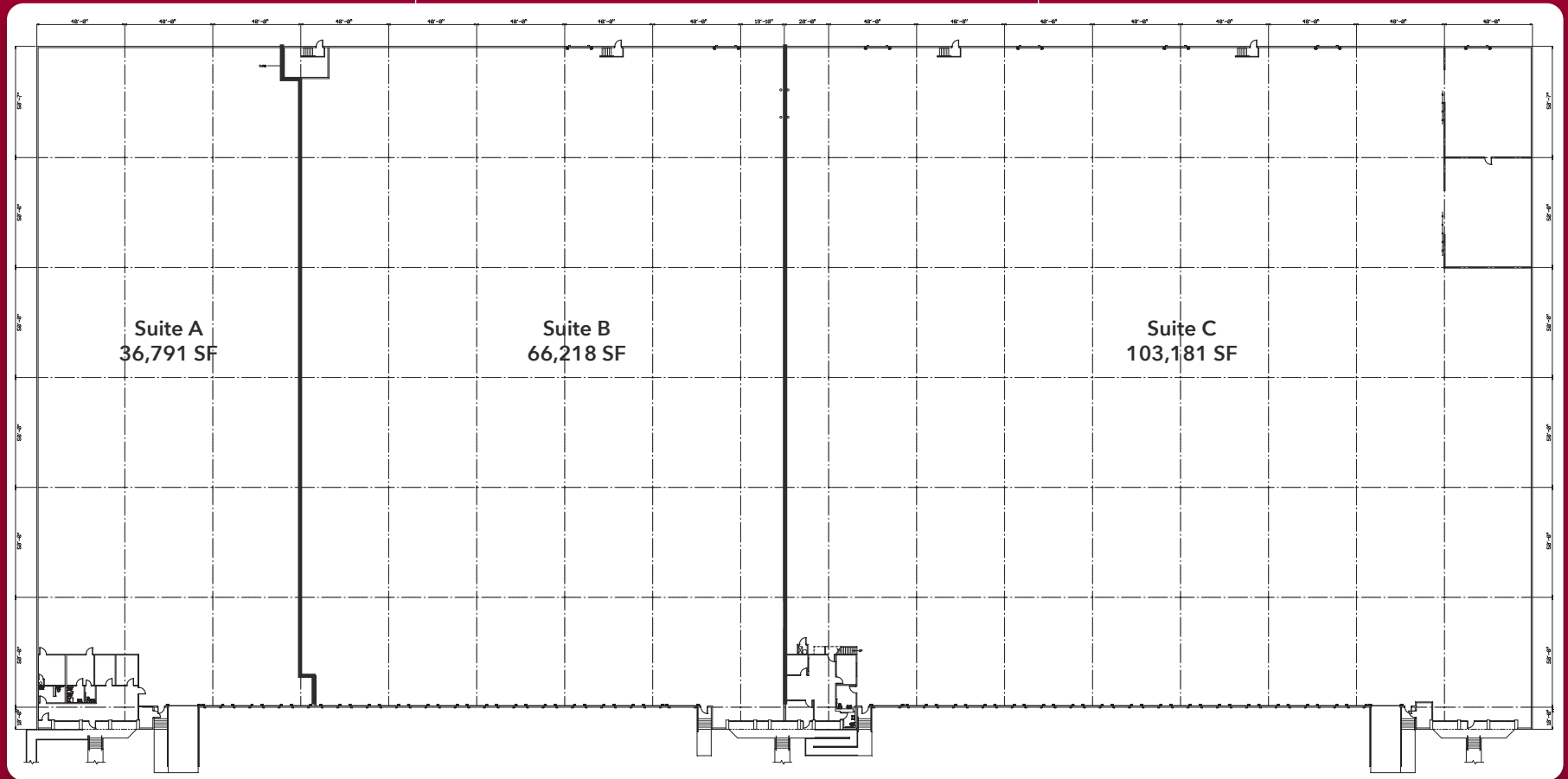
ACCESS

1.6 miles from I-75 via Jonesboro Rd.
7.5 miles from I-285
8.2 miles from Hartsfield-Jackson Atlanta International Airport



Property Specs

- Location Highlights
- Property Specifications
- Property Summary



206,190 SF
TOTAL BUILDING SIZE

±2 ACRES
DROP LOT

RAIL SERVED
NORFOLK SOUTHERN

TAX INCENTIVES
TIER 1 COUNTY

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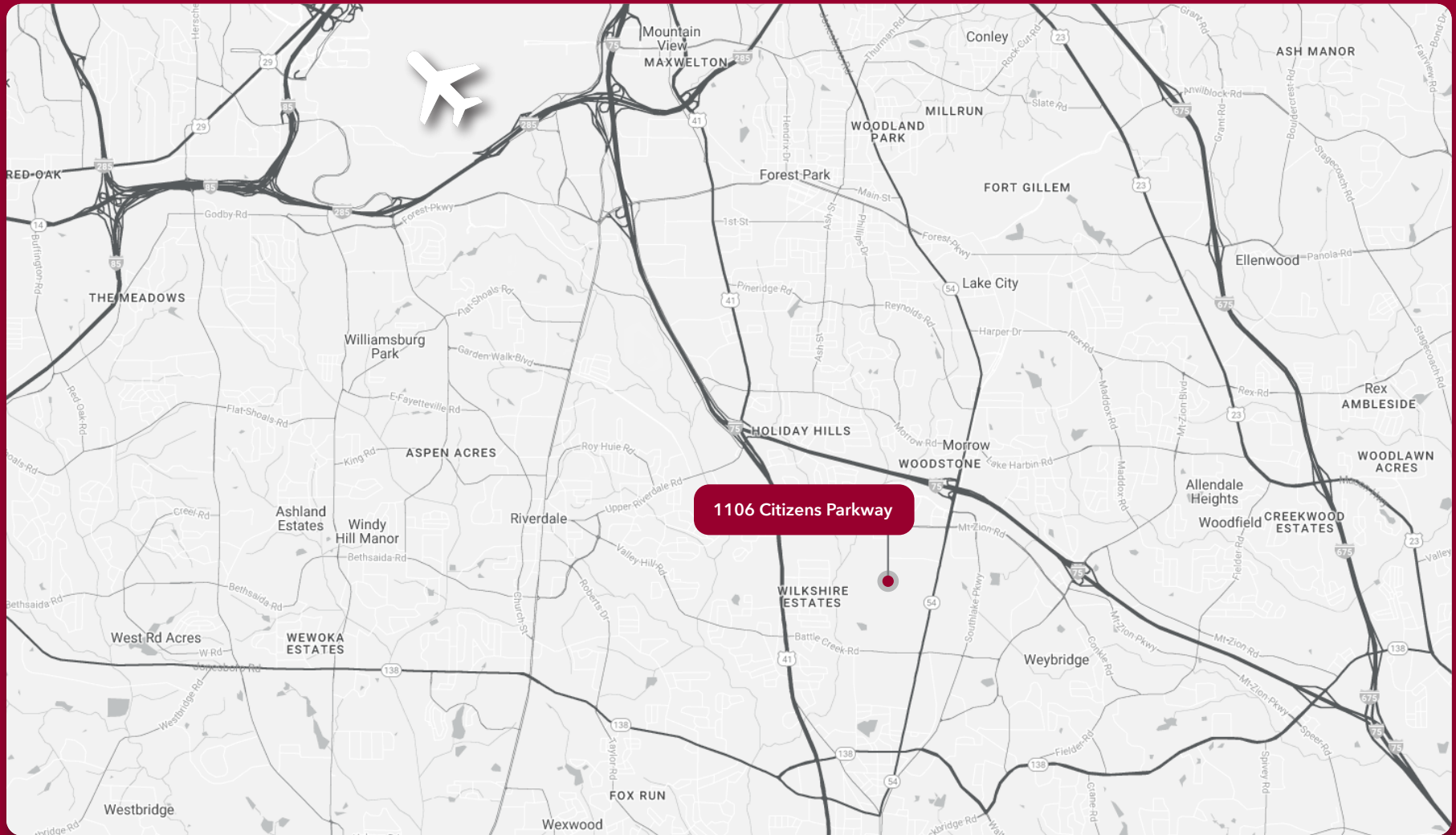


Location Highlights

● Location Highlights

● Property Specifications

● Property Summary



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Parking Option #1

Location Highlights

Property Specifications

Property Summary



OPTION 1

29

TOTAL PARKING SPOTS

55

TOTAL TRAILER DROPS

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Parking Option #2

● Location Highlights

● Property Specifications

● Property Summary



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Parking Option #3

● Location Highlights

● Property Specifications

● Property Summary



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