

FOR LEASE

# 6520 MARBUT ROAD

LITHONIA, GA 30058



±9 AC OUTDOOR STORAGE | 8,000 SF SHOP | COMPLETION Q1 2026



FOR MORE  
INFORMATION:

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# Property Highlights

## SITE SPECS

**Size** ±9 Usable Acres

**Surface** Heavy Duty Asphalt

**Security & Access** Fenced, gated & lit

**Zoning** M-2 (City of Stonecrest) Heavy Industrial



## BUILDING SPECS

**Size** ±8,000 SF

**Office** 1,300 SF

**Loading** 4 Drive Through Bays  
8 Oversized Grade Level Doors (14'x16')

**Building Depth** 84'



*\*Example of building façade*

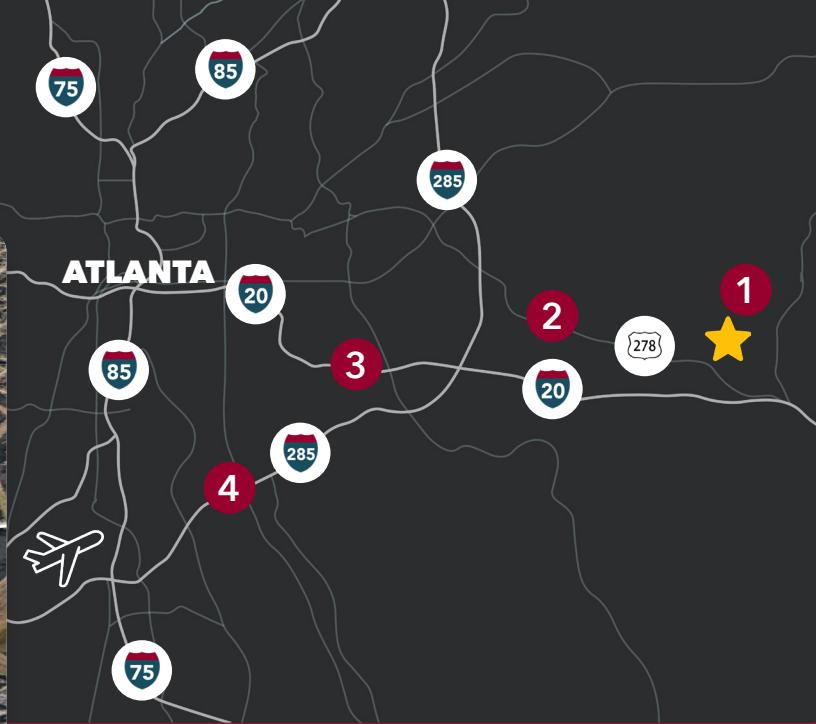


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# Location Highlights



## Key Distances

- ★ SUBJECT SITE
- ① Lithonia Industrial Blvd | 0.3 mi | 1 min
- ② Covington Highway | 0.7 mi | 3 mins
- ③ Interstate 20 | 1.6 mi | 5 mins
- ④ Interstate 285 | 7.7 mi | 16 mins
- ⑤ ATL Int'L Airport | 22.0 mi | 29 mins



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