

A large, single-story industrial warehouse building with a brick facade and a blue roofline. The building has multiple loading docks with white roll-up doors. The address "2370" is visible on the upper part of the building. The sky is blue with scattered white clouds.

2370 Sullivan Rd

Atlanta, GA 30337

For Lease or Sale

±167,760 SF

- Active CSX rail line
- Last mile; Heavy power
- Manufacturing or distribution facility
- Interstate frontage on I-285

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167,760 SF Rail-Served Facility

Building Size ± 167,760 SF

Total Lot Size 7.98 AC

Office Size ±8,000 SF

Clear Height 16' - 24'

Column Spacing 25' x 50'

Dock High Doors 14

Drive-In Doors 1

Auto Parking 83 spaces

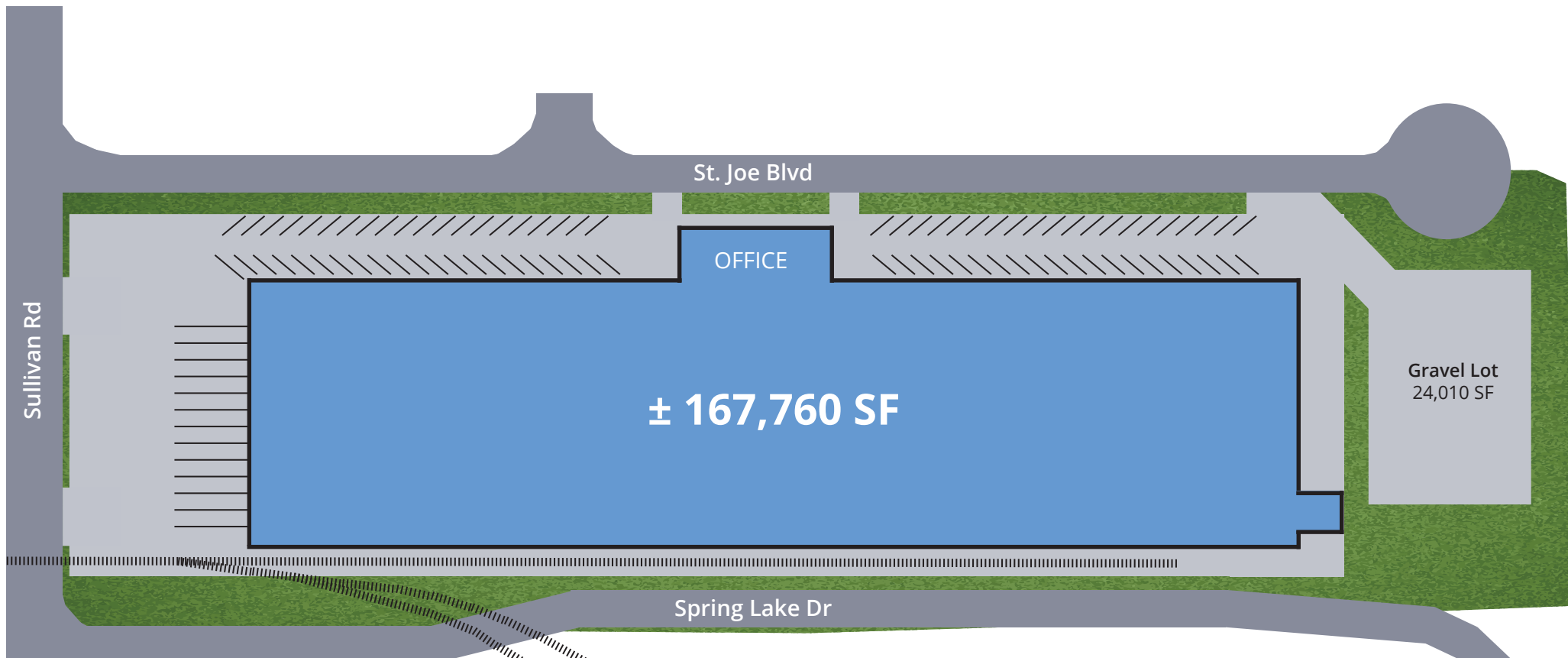
Trailer Parking 20 spaces

Rail (CSX) 9 rail doors

Power 3,200 AMP; 277/480 V

Lighting LED

Wet System Wet pipe sprinkler system supplemented by 1,500 GPM fire pump



Infill Location with Highway Frontage



Utilities

Storm
Water

City of College Park

Electric

City of College Park

Water

City of College Park

Gas

Georgia Natural Gas

Sewer

City of College Park

Distances

I-285/I-85

0.8 miles
(Exit 279)

Atlanta
Airport

1.3 miles

I-75

4.5 miles

CSX Fairburn

10.3 miles

Atlanta CBD

11.5 miles

Building Improvements



- New roof installed in 2025
- New LED light fixtures
- Interior warehouse walls painted white
- Striped and sealed truck court
- New fire pump and electrical main



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