



APEX INDUSTRIAL
REAL ESTATE ADVISORS, LLC

3645 OAKCLIFF ROAD

DORAVILLE, GEORGIA 30340



60,168 SF FOR SALE

25,000 TO 60,168 SF FOR LEASE

PROPERTY OVERVIEW

This property features a total of 60,168 square feet, comprised of 4,353 square feet of newly renovated office space and 55,815 square feet of warehouse space. The warehouse includes 10 dock-high doors and 4 drive-in doors for efficient loading and unloading. The 4.46-acre lot boasts a significant amount of secure, fenced outdoor storage, perfect for truck parking, equipment, and expansion needs.

Potential Users

This property is well-suited for a variety of industrial uses, including distribution centers, light manufacturing operations, warehousing and storage facilities, and third-party (3PL) providers serving the Atlanta market.

Location & Accessibility

This property boasts excellent highway access with convenient proximity to I-85, I-285, and GA-400, providing seamless connectivity throughout the metro Atlanta area. Its location within a reasonable distance of Hartsfield-Jackson Atlanta International Airport facilitated the efficient movement of goods. Furthermore, the property benefits from access to a skilled and readily available workforce in the Norcross area.



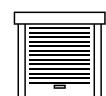
PROPERTY OVERVIEW



60,168
TOTAL SF



4.46
ACRE LOT



TEN (10)
DOCK HIGH DOORS



FOUR (4)
DRIVE-IN DOORS



20'
CLEAR HEIGHT

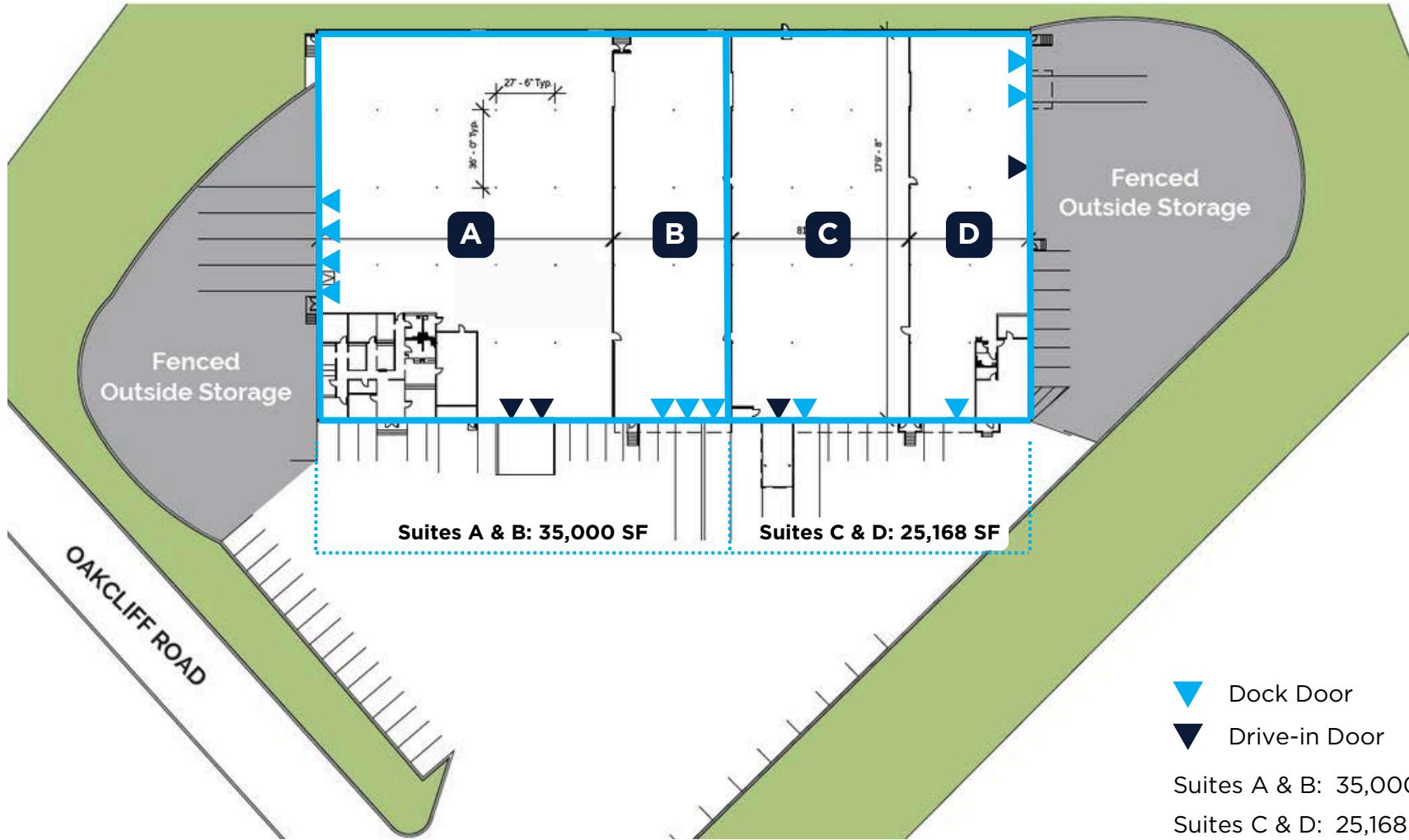


WET SYSTEM
FIRE SPRINKLER



FENCED
OUTDOOR STORAGE

FLOOR PLAN



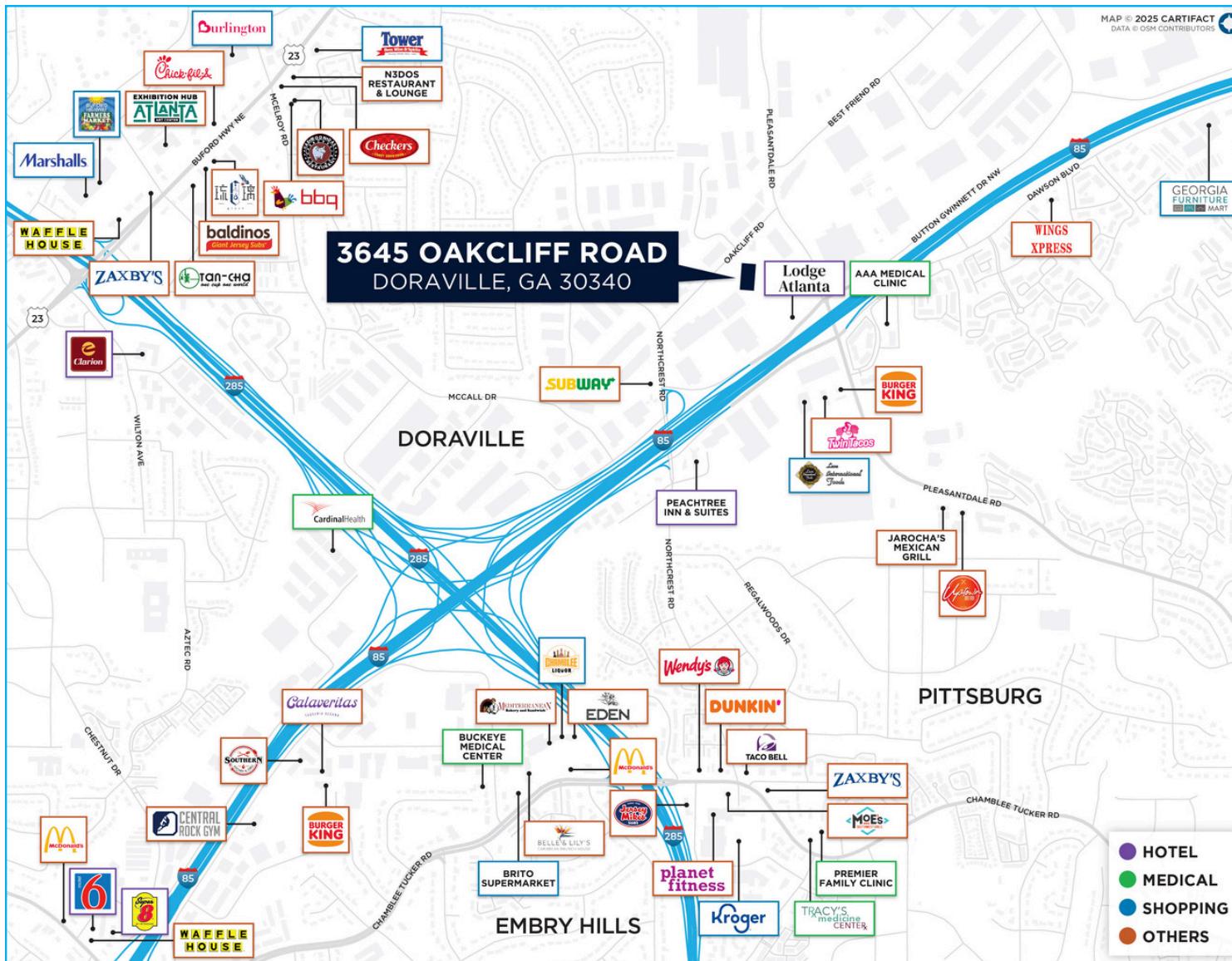
▼ Dock Door
▼ Drive-in Door

Suites A & B: 35,000 SF
Suites C & D: 25,168 SF

INTERIOR & EXTERIOR PHOTOGRAPHY



AMENITY MAP



PREMIER LOCATION

I-85:

Located less than one mile from the property, northbound on I-85 connects you to Greenville, South Carolina, Charlotte, North Carolina and beyond, while southbound leads to Atlanta and points south, including Montgomery, Alabama and ultimately, Mobile, Alabama.

I-285:

Situated 1.3 miles away, this premier highway encircles the Atlanta metropolitan area, connecting to all other major interstates serving the city.

I-75:

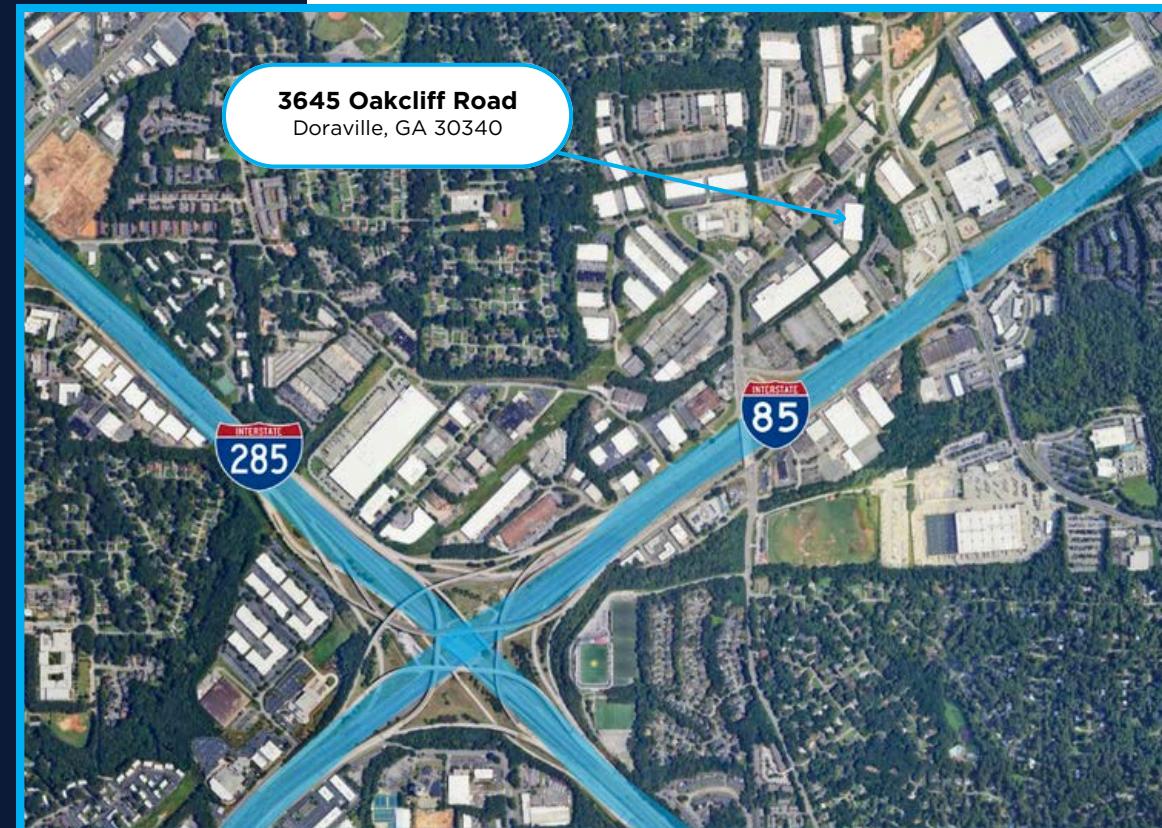
12.5 miles from the property, offering access to Chattanooga, Tennessee, to the north and Macon, Georgia, and Florida to the south.

I-20:

Located 14.5 miles away, providing connections to Birmingham, Alabama, to the west and Augusta, Georgia, and Columbia, South Carolina, to the east.

Hartsfield-Jackson Atlanta International Airport:

Situated 23.6 miles away, providing convenient access to domestic and international destinations worldwide.





3645 OAKCLIFF ROAD

ATLANTA, GA 30340

PROPERTY HIGHLIGHTS

Total Size:	60,168 SF
Office:	4,353 SF
Warehouse:	55,815 SF
Loading:	Ten (10) Dock High Doors Four (4) Drive-In Doors
Clear Height:	20'
Fire Sprinkler:	Wet System
Available:	Immediately
Features:	Fenced Outdoor Storage
Access:	< 1 mile to I-85 +/- 1.3 miles to I-285 +/- 12.5 miles to I-75 +/- 14.5 miles to I-20 +/- 23.6 miles to Atlanta Airport

CONTACT INFORMATION

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