



AVAILABLE FOR LEASE • CSX INTERMODAL SHOP • OUTDOOR STORAGE OPPORTUNITY • SOUTH ATLANTA



8330 Gullatt Road

PALMETTO, GEORGIA 30268



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■ AVAILABILITY HIGHLIGHTS

Building Area	Approximately 7,000 SF with 875 SF of covered storage
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Office Area	1,200 SF
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Acreage	2.95 Acres Graveled
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Drive-Ins	2 (10' x 10')
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Clear Height	12' - 16'
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Zoning	Heavy Industrial
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Access	<ul style="list-style-type: none">• 2 mins to CSX Intermodal• 8 mins to I-85• 16 mins to I-285
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■ EXTENSIVE IMPROVEMENTS RECENTLY COMPLETED

EXTERIOR

☒ New Crush and Run Gravel

OFFICE

☒ Refreshed flooring, walls,
and new paint throughout office

☒ New HVAC, water heater, and water pumps

WAREHOUSE

☒ New Overhead and Man Doors

☒ New Roof Skylights

☒ New Siding and Insulation

☒ New Concrete Pad under Canopy

OFF-SITE

☒ Freshly Paved Gullatt Road

☒ Approved direct on-ramp to I-85 from Gullatt Road



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■ ACCESS AND LOCATION MAP





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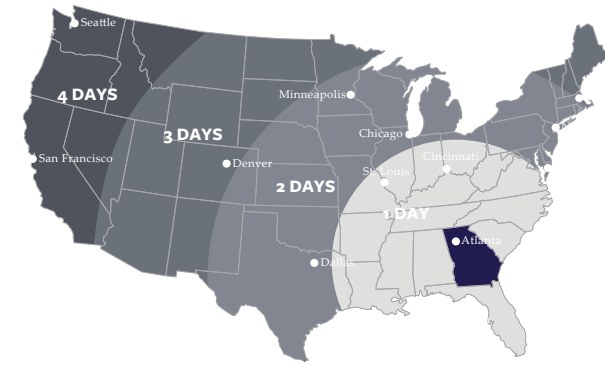
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DRIVE TIME MAPS

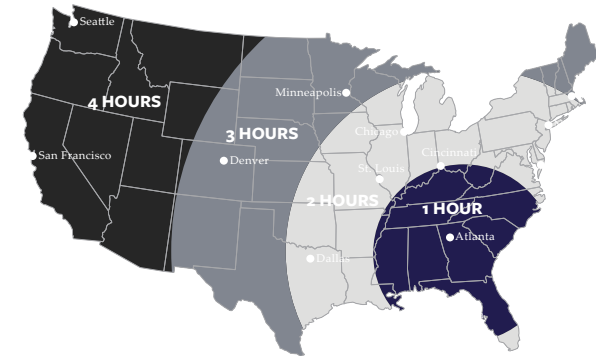
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Interstate 85	8 Minutes
Interstate 285	15 Minutes
CSX Intermodal	5 Minutes

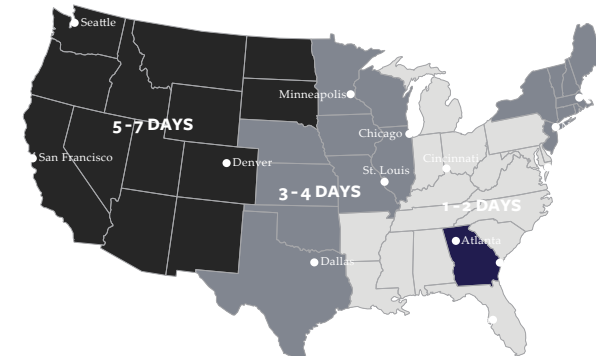
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Port of Savannah	236 Miles
Port of Brunswick	298 Miles
Port of Charleston	302 Miles
Port of Pensacola	329 Miles
Port of Jacksonville	335 Miles



TRUCK TRANSIT TIMES



AIR TRANSIT TIMES



RAIL TRANSIT TIMES



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PHOTO GALLERY





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