



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

STREAM

**8330 Gullatt Road**  
PALMETTO, GEORGIA 30268



# 8330 Gullatt Road

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## ■ AVAILABILITY HIGHLIGHTS

**Building Area**      Approximately 7,000 SF  
with 875 SF of covered storage

**Office Area**      1,200 SF

**Acreage**      2.95 Acres Graveled

**Drive-Ins**      2 (10' x 10')

**Clear Height**      12' - 16'

**Zoning**      Heavy Industrial

**Access**

- 2 mins to CSX Intermodal
- 8 mins to I-85
- 16 mins to I-285

## ■ 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



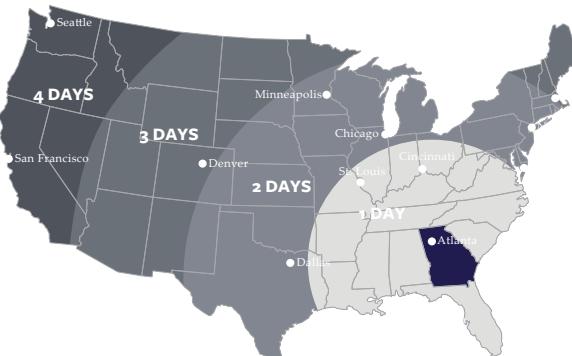


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## ■ DRIVE TIME MAPS

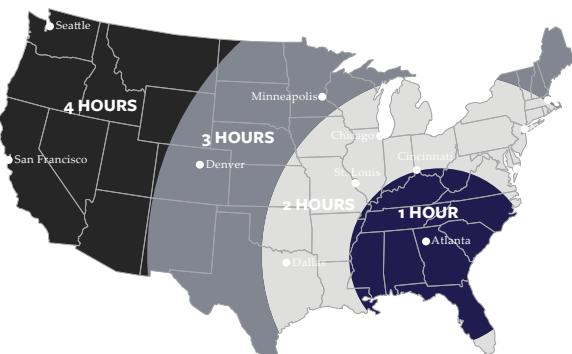
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.



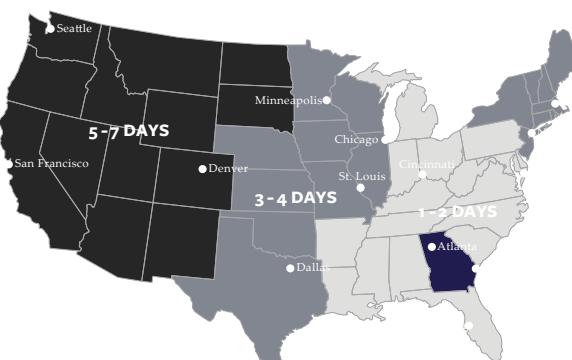
TRUCK TRANSIT TIMES

LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
Interstate 85	8 Minutes
Interstate 285	15 Minutes
CSX Intermodal	5 Minutes

LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
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



AIR TRANSIT TIMES



RAIL TRANSIT TIMES



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## PHOTO GALLERY





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