

RARE INFILL IOS SITE FOR LEASE

2770 PEYTON ROAD NW | ATLANTA, GEORGIA • 30318



±7.22 ACRE IOS SITE | ±25,283 SF OF BUILDING IMPROVEMENTS | FULLY PAVED | <1 MILE FROM I-285



INDUSTRY
REAL ESTATE PARTNERS



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A Jadian Company

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PROPERTY OVERVIEW

Peyton IOS presents a rare opportunity to lease a sizable infill site in the heart of Atlanta's industrial core, just off I-285. With immediate access to one of the city's most critical logistics corridors, this site offers exceptional connectivity for last-mile, regional, or cross-dock operations. Located in a hyper-infill zone with extremely limited availability of Industrial Outside Storage (IOS) land, Peyton IOS offers a highly strategic, feature-rich solution for tenants seeking proximity to dense population centers and critical transportation corridors.

Strategically positioned just 0.5 miles from the I-285 interchange and minutes from I-20 and I-75/I-85, the site features multiple access points to Peyton Road and adjacent arterials, supporting seamless vehicle flow and efficient throughput. The property sits within Atlanta's established industrial belt, where demand for IOS space continues to outpace supply. This makes Peyton IOS ideal for users requiring scalable outdoor storage, trailer parking, or fleet logistics in a location that maximizes both speed and reach.

PROPERTY DETAILS

Gross Acreage	7.22 Acres
Building Improvements	25,283 SF - Total Building Improvements 11,206 SF - Truck Maintenance Building 14,077 SF - Flex Building
Zoning	I-1 (Trailer Parking Allowed)
Paving	Entire Usable Site is Paved
Security & Access	Gated, Fenced, Guard Shack



SITE HIGHLIGHTS



STRATEGIC INFILL LOCATION

2770 Peyton Road benefits from a prime infill position within Atlanta's urban core, offering excellent access to major interstates such as I-285, I-20, and I-75/85. This makes it an ideal location for logistics, last-mile distribution, or redevelopment, especially given the dense surrounding population and access to a strong, urban labor pool.



EXCELLENT REGIONAL CONNECTIVITY

Located just minutes from I-285, the site offers seamless regional connectivity, making it easy to serve customers and clients throughout the Atlanta metro area. This level of access is particularly valuable for service-based or distribution companies with widespread coverage needs.

An aerial photograph of an industrial facility. The site includes several large buildings, parking lots, and storage areas. Four specific areas are highlighted with numbered callouts: 1. A large rectangular building with a grey roof; 2. A long, narrow building with a grey roof; 3. A small guard shack near the entrance; 4. An area with fuel tanks and lanes. The surrounding area shows other industrial structures and greenery.

SITE OVERVIEW

1

1. FLEX BUILDING (14,077 SF)

- Restrooms
- Bunk Room
- Locker Area
- Office Space
- Office Space
- Office Space
- Storage Space
- On-Site Generator
- New HVAC System

Ownership is open to modifying or reconfiguring space

3

3. GUARD SHACK (115 SF)

- Security Office
- Located at Property Entrance

2

2. MAINTENANCE SHOP (11,206 SF)

- Tire Bay
- Restrooms
- Parts Room
- Shop Office
- Locker Room
- Compressor Rooms
- Seven (7) Dock Bays
- Two (2) Maintenance Pits
- Trailer Repair / Wash Bay
- Shop Area - Three (3) Bays

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4. TRUCK FUELING STATION

- Tank Fueling Area
- Three (3) Fuel Lanes
- Two (2) Above Ground Storage Tanks

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TRUCK FUELING STATION

2

TRUCK MAINTENANCE FACILITY

1

FLEX BUILDING

3

GUARD SHACK



1

FLEX BUILDING



2

TRUCK MAINTENANCE FACILITY



3

GUARD SHACK



4

TRUCK FUELING STATION



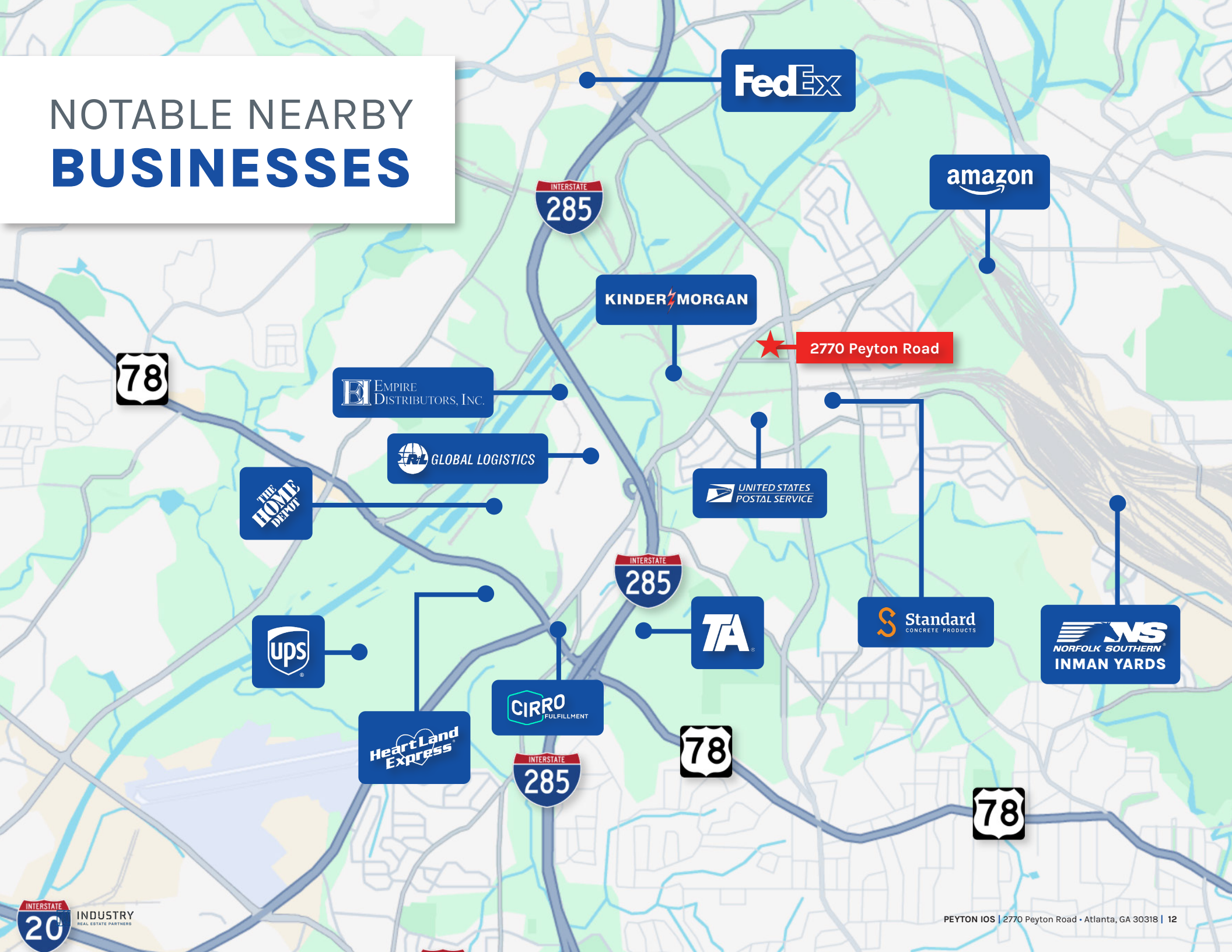


ATLANTA

DRIVE TIMES

- >> 0.8 Mile to Interstate 285
- >> 1.3 Miles to Norfolk Southern Railyard
- >> 3.1 Miles to Interstate 20
- >> 3.4 Miles to Interstate 75
- >> 5.2 Miles to Interstate 85
- >> 11 Miles to Downtown Atlanta
- >> 15 Miles to Hartsfield-Jackson Intl. Airport

NOTABLE NEARBY BUSINESSES



FedEx

amazon

KINDER MORGAN

★ 2770 Peyton Road

EMPIRE
DISTRIBUTORS, INC.

GLOBAL LOGISTICS

THE HOME
DEPOT

UNITED STATES
POSTAL SERVICE

ups

TA

Standard
CONCRETE PRODUCTS

NORFOLK SOUTHERN
INMAN YARDS

Heart Land
Express

CIRRO
FULFILLMENT

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