



ONPACE
PARTNERS

Industrial for Lease

8239 Gullatt Road | Palmetto, GA 30268

±3 Acres Graveled, Fenced and Lit
5,000 SF Spec Building
M-2 Zoning

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Architectural floor plan of a 100'-4" long pre-engineered metal building. The plan is divided into a large Warehouse (3,310 SF) and a smaller Office (1,411 SF). The Warehouse has a sealed concrete slab on grade and a rigid steel frame. The Office also has a sealed concrete slab on grade and a rigid steel frame. The plan includes various dimensions, room numbers (101, 102, 103, 104, 105, 106), and notes such as "PROVIDE DEDUCT ALTERNATE FOR DEMISING WALL AND DOOR" and "ADA RR".

GRAVELED,
FENCED AND LIT

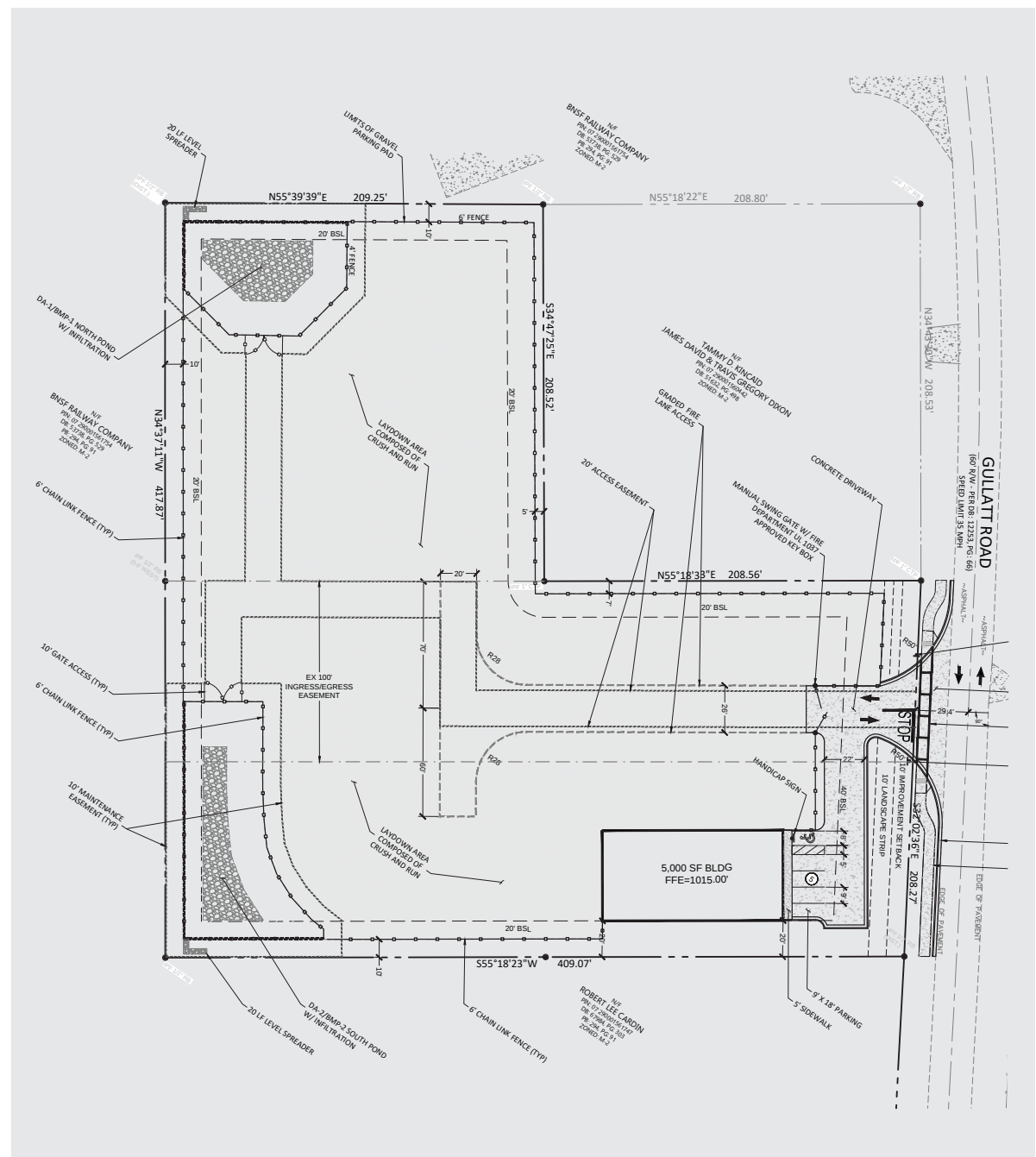
SPEC
BUILDING

BUILD
TO SUIT

(12'W X 14'H)

CLEAR HEIGHT

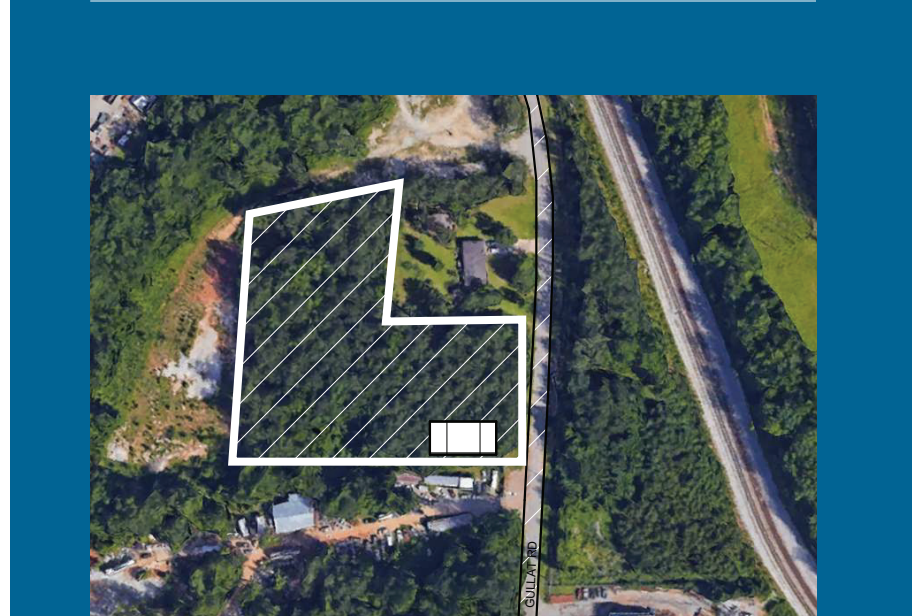
Site Plan



Highlights

- > +/- 3 acres graveled, fenced and lit
- > 5,000 SF spec building
- > Office Build to Suit
- > 2 Drive-in doors (12'w x 14'h)
- > 16' clear height
- > Delivery Timing: Q2 2026
- > M-2 Zoning

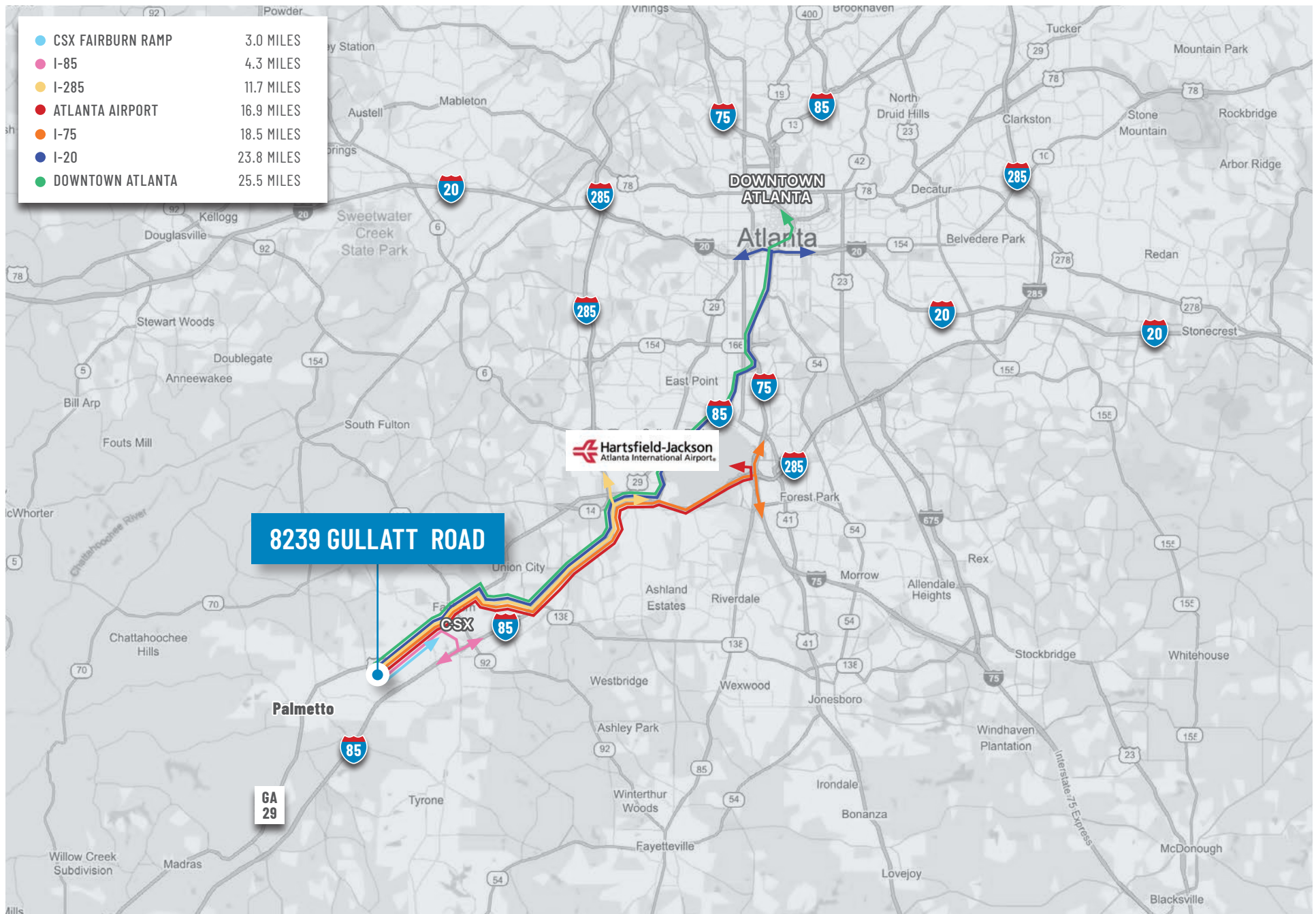
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Pictures



Location



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