

*100% Refrigerated Storage with Freezer Potential*

*1239 Oakleigh Drive  
Atlanta, GA*

*271,792 SF Available for Sale or Lease*



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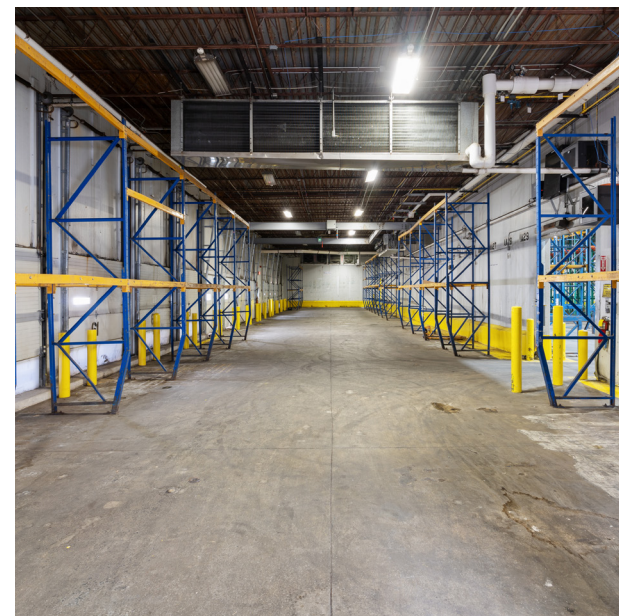
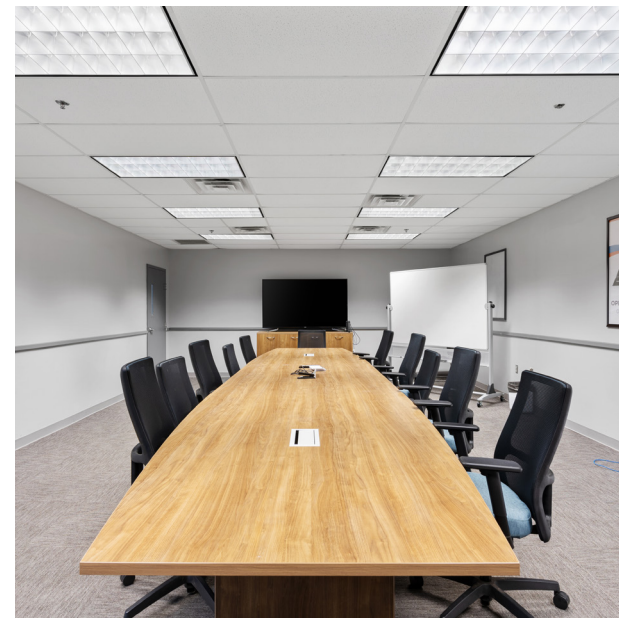
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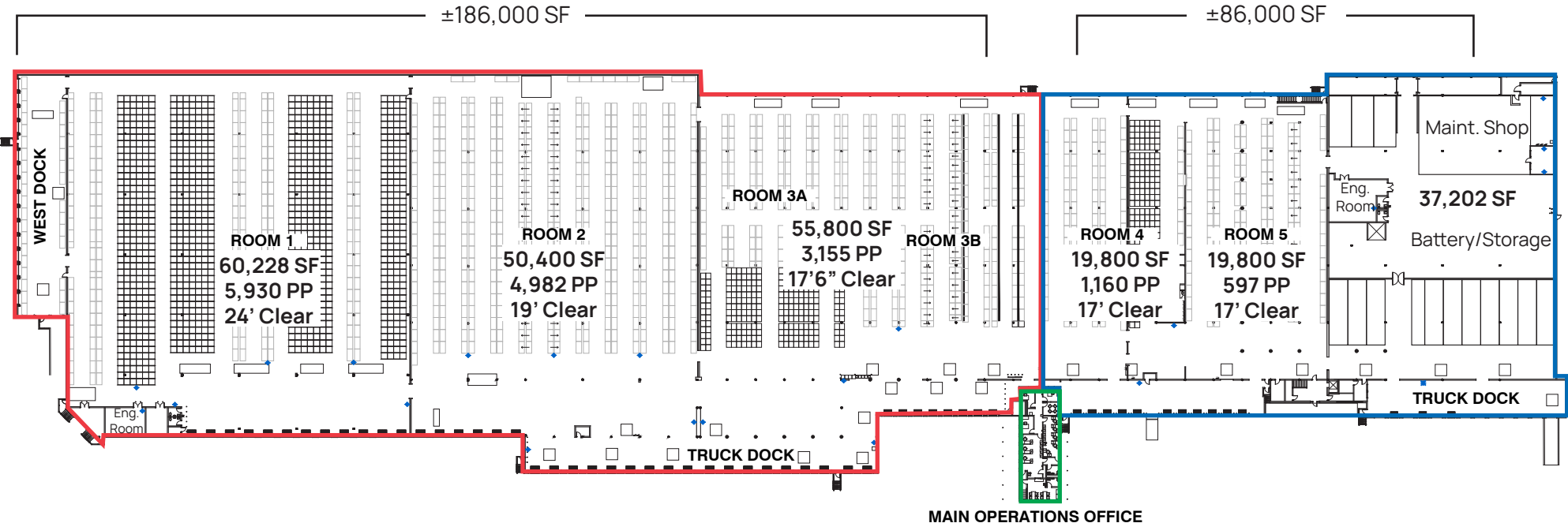
# REFRIGERATED PROPERTY DETAILS



<b>Total SF Available:</b>	± 271,792
<b>Divisible:</b>	Yes; ± 186,000 SF and ± 86,000 SF
<b>Pallet Capability:</b>	± 15,986 existing positions
<b>Refrigerated Storage SF:</b>	± 206,000 SF at 34° F
<b>Freezer SF:</b>	Ability to convert rooms 1 (60,228 SF) and 2 (50,400 SF) to freezer
<b>Office SF:</b>	14,372 SF and 2,048 SF
<b>Clear Height:</b>	17' - 24'
<b>No of Dock Doors:</b>	76 DH
<b>Car Parking:</b>	± 157
<b>Trailer Parking:</b>	± 100
<b>Refrigeration:</b>	Two fully separate ammonia systems and electrical systems allow for easy divisibility



# FLOORPLAN



\* Two separate ammonia systems for easy divisibility

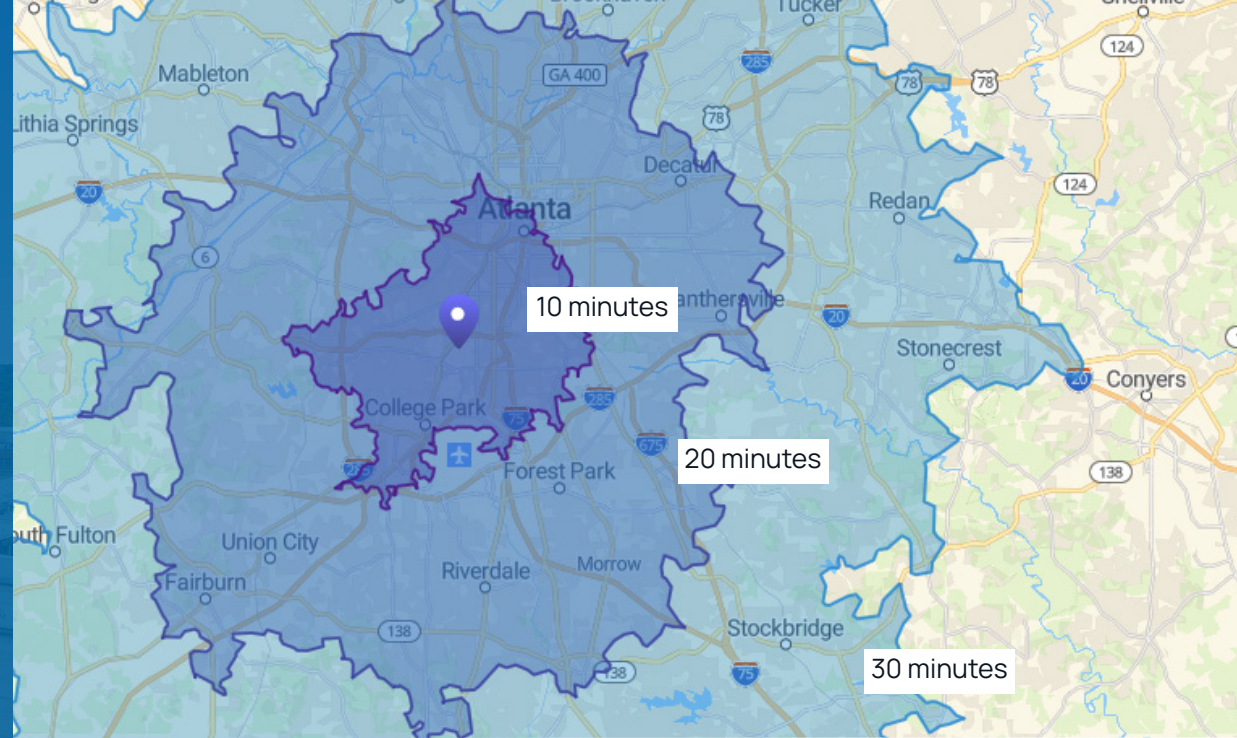


# BUILDING PICTURES



## Location, Location, Location

This cold storage facility is strategically located right in the heart of the Atlanta Metro. Its prime location offers exceptional connectivity, with Hartsfield-Jackson Atlanta Airport just 5.5 miles away and convenient access to major highways such as I-85 and I-75, both just 1.75 miles away. Additionally, I-285 is easily accessible at a distance of 5.75 miles. Approximately 2.3 million people reside within a 30-minute drive and an impressive 5.8 million people are reachable within a 60-minute drive from the facility, making it an ideal choice for businesses looking to serve the Atlanta region's growing population and diverse markets.



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