

25,951 SF Light Industrial Warehouse Lithonia, GA

2435 South Stone Mountain Lithonia Road,
Lithonia, GA 30058



FOR SALE

Cole Frieder

770.876.4209

c.frieder@bellstreet.com

Parker Buchanan

404.372.8701

p.buchanan@bellstreet.com


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For Sale & Lease

2435 South Stone Mountain Lithonia Road Lithonia, GA 30058



Property Description

This 25,051 Square Foot, M-1 light industrial warehouse on S Stone Mountain Lithonia Road in Lithonia, Georgia, offers an exceptional opportunity for distribution, manufacturing, or logistics users seeking a functional and well-located facility. Situated on ±1.7 acres, the building features 18-foot ceilings, providing ample vertical storage and racking capability.

The property is equipped with 5 dock-high loading doors (10'x10') and one oversized drive-in door measuring (12'x12'), ensuring efficient loading and unloading operations. Its M-1 Light Industrial zoning allows for a wide range of commercial and industrial uses, making it a flexible option for owner-users or investors. Conveniently located near I-20, the site provides excellent regional connectivity and is just 30 minutes from Hartsfield-Jackson Atlanta International Airport, offering quick access to the broader Atlanta metro area.

Property Highlights

- Absolute NNN
- \$6.50 per sq/ft
- 3-10 year terms
- 25,951 SF light industrial warehouse
- 1.7-Acre parcel
- 18' ceiling clear height
- 1 Drive-In Door (12'x12') & 5 Dock-High (10'x10')
- Ample truck court and parking
- M-1 zoning (Light Industrial)
- Minutes from I-20 and 30 minutes to Atlanta Airport

Offering Summary

Sale Price:	\$2,000,000
Lease Rate:	\$6.50 SF/Month (NNN)
Available SF:	25,951 SF
Lot Size:	1.7 Acres

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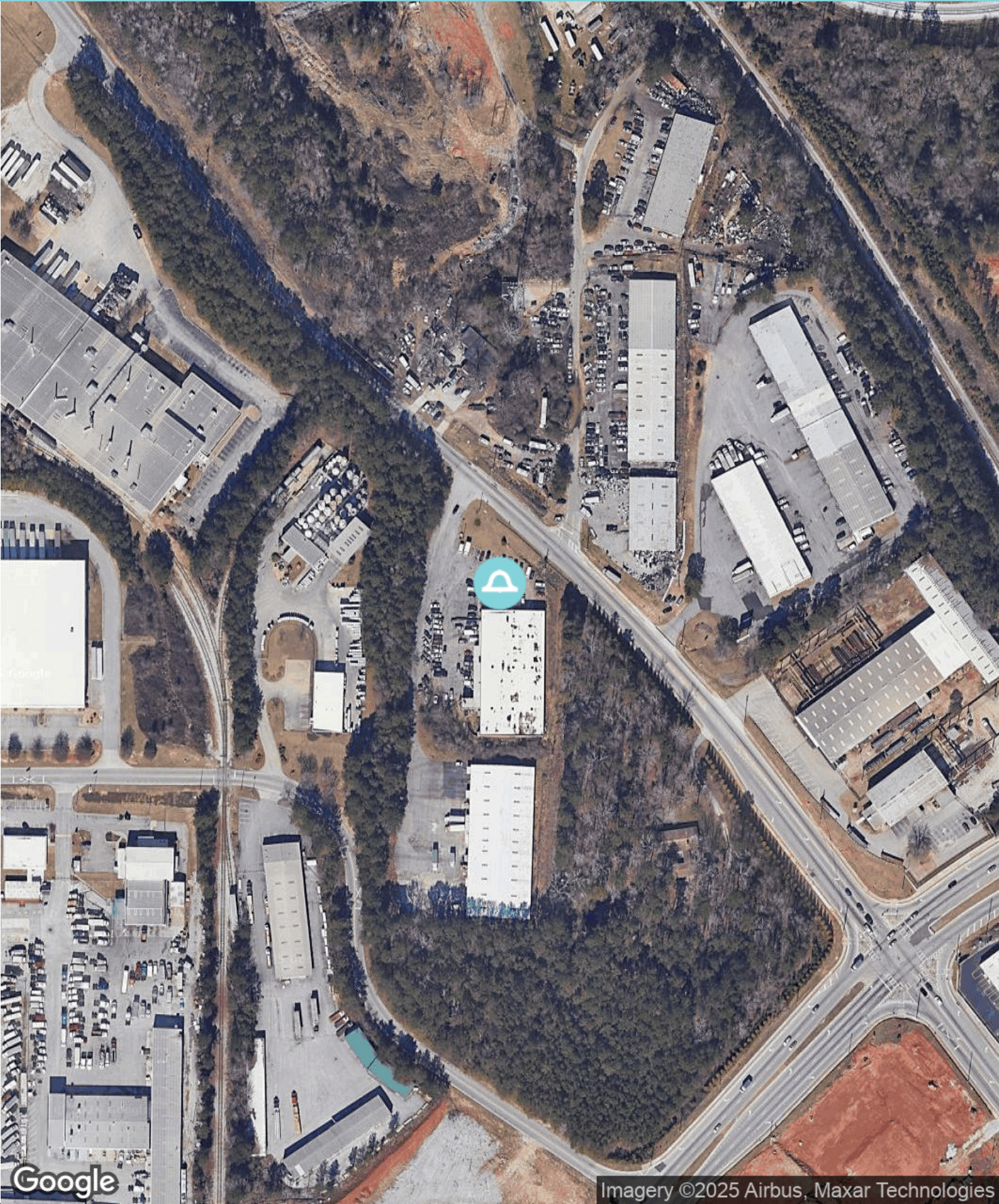
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	118	663	3,716
Average Age	38	38	38
Average Age (Male)	35	35	36
Average Age (Female)	40	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	43	242	1,319
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$79,642	\$80,877	\$85,246
Average House Value	\$181,423	\$183,164	\$207,108

Demographics data derived from AlphaMap

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