

260 UNIVERSITY AVENUE SW

ATLANTA, FULTON COUNTY, GA 30315

FOR SALE

**Industrial Fleet Maintenance Facility
Infill Atlanta Adjacent to I-85/I-75**

Tommy Watkins, SVP, SIOR

Hailey Realty Company, Inc.

900 Circle 75 Parkway, Suite 525, Atlanta, GA 30339

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Exclusive Listing Agent



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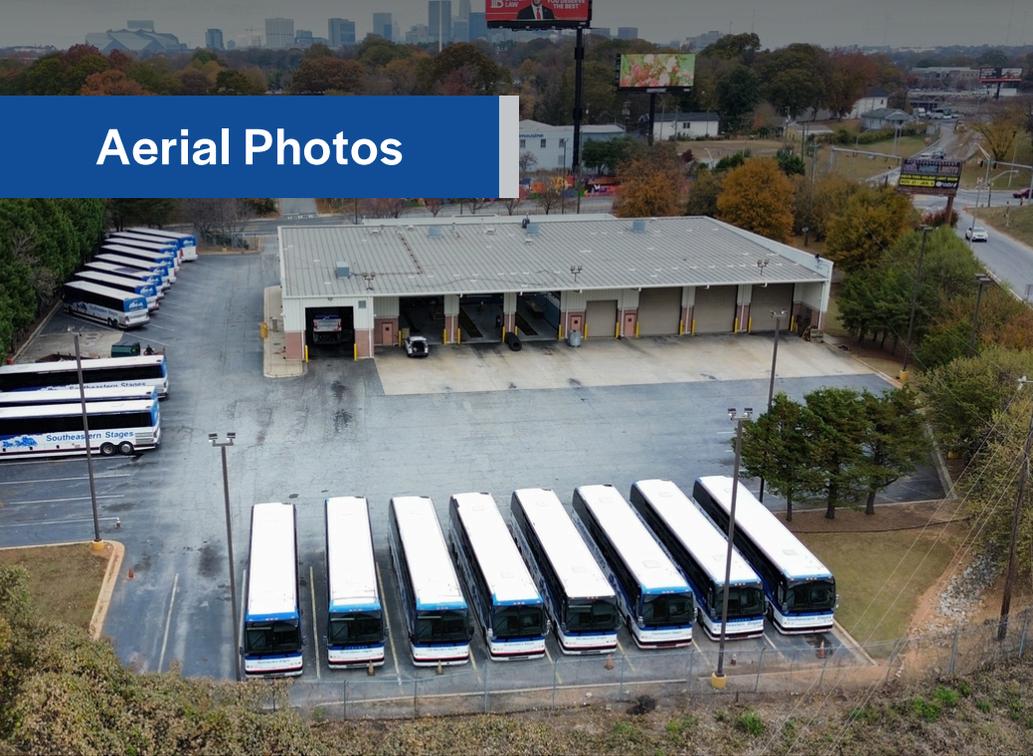


Property Overview

Features	Description and Notes
Building Area:	Total: ±25,490 SF Office: ±7,740 SF Warehouse: ±15,170 SF Whse Mezzanine: ±2,580 SF
Land Area:	±3.16 Acres
Zoning District:	Industrial (I-1)
Zoning Overlay:	Beltline
Year Built:	2000
Ceiling Clear Height:	Warehouse: 20.5'
Loading Doors:	Drive-In Doors: Nine (9) Total Size: Eight Doors – 14' x 16'; One Door – 10' x 12'
Power Supply:	Phase: 3ph Voltage: 277/480 V and 120/208 V Amperage: 800 Amps
Storage Tank(s):	One (1) 15,000-gallon Diesel UST with two (2) Fuel Dispensers Two (2) 500-Gallon ASTs; One (1) 250-Gallon AST
Security:	Fully Fenced, Motorized Gates, CCTV, Access Control, Exterior Lighting
Wash Bay:	One (1) Drive-Thru Bay with 22' Clear Height Fuel Dispenser and Floor Drains
Restrooms:	Office Restrooms & Driver Breakroom Restrooms Locker Rooms with Restrooms and Showers
Service Pit:	Size: 23' x 54' covering two bays Multiple Fluid Containment Systems and Can Crusher
Oil/Water Separator:	Yes
Rotary In-Ground Lift Systems:	Two (2) 50,000-pound lifts in the end-cap bays
Roof System:	Type: Metal Age: Building Original
Construction Material:	Split face CMU / Metal
Whse Floor Drains:	Yes
Parking:	Passenger Spots: Forty-Five (45) Bus Spots: Thirty-Six (36), equal to ±1.25 Acres Paved Outside Storage Parking lot is fully lit
Whse Concrete:	6"; 3,000 PSI with Masterplate
Fire Suppression:	Wet System with Alarm
Billboard:	One (1) Two-Face Static Billboard



Aerial Photos



Building Photos



Office Photos



Office Photos



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Warehouse Photos



In-Ground Lift System



Wash Bay

Aerial Map



Georgia Institute of Technology

DOWNTOWN ATLANTA



Georgia State University

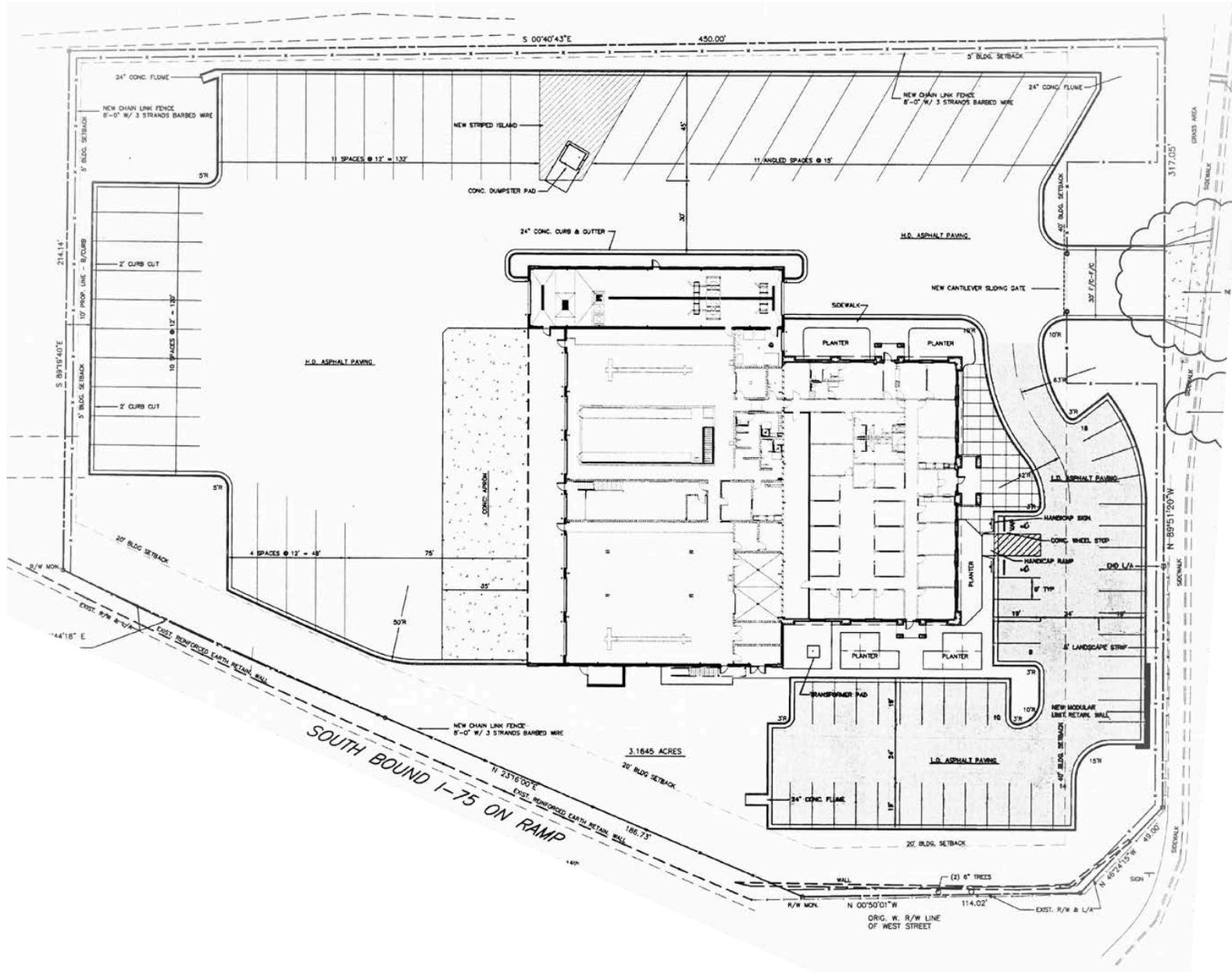


260 UNIVERSITY AVENUE SW
SUBJECT PROPERTY

PITTSBURGH YARDS™

ATLANTA BELTLINE

Site Plan



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