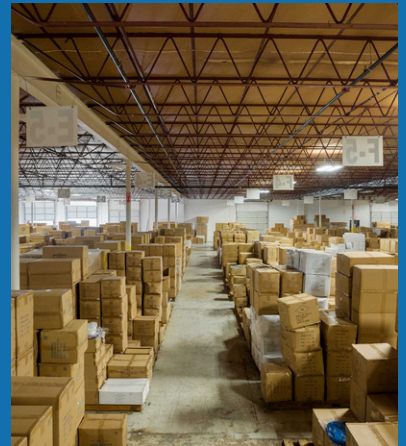
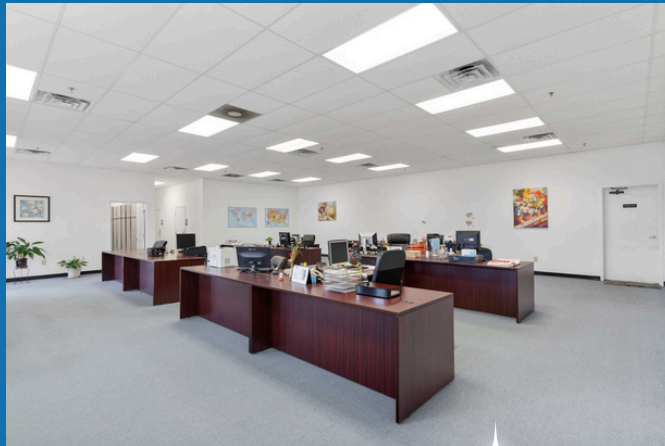


**±24,000 SQ.FT.
FREESTANDING
DISTRIBUTION
BUILDING
FOR LEASE**



1510 STONE RIDGE DRIVE, STONE MOUNTAIN, GA



PROPERTY FEATURES

- ▶ ±24,000 SF with ±2,000 SF of Office on ±1.57 Acres
- ▶ Four (4) Dock-High Doors and One (1) Grade-Level Door
- ▶ 25' X 40' Column Spacing with 14' Clear Height
- ▶ Fully Sprinkled Building with T-5 Warehouse Lights
- ▶ Fantastic Location Close to Major Freeways and Public Transport Throughout the Business Park
- ▶ 200 Amp, 120/208v, 3Phase. (Formerly 1200 Amp Service with Existing Panel)
- ▶ **AVAILABLE - August 1, 2024**
- ▶ **LEASE RATE - \$13.00 NNN with \$1.80 OpEx**

CONTACT INFORMATION

Kevin Coleman

Kevin.Coleman@FinialGroup.com
(615) 219-2787

Jack Gaffney, SIOR

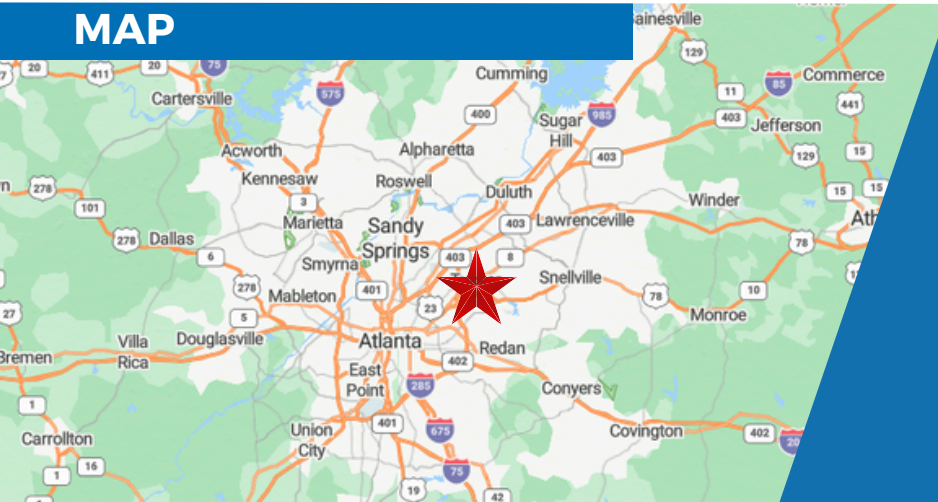
Jack.Gaffney@FinialGroup.com
(713) 814-4921



1510 STONE RIDGE DRIVE, STONE MOUNTAIN, GA

Stone Ridge is owned and managed by Finial Group, a prominent landlord across many markets in the Southern US. They have established a reputation for excellence in managing their vast portfolio of similar single-tenant properties in these markets through effective and professional property management and leasing. The property is located in the heart of Stone Mountain's industrial market, with direct access to Ponce de Leon Avenue, Hwy 75, and I-285. Stone Mountain is one of Greater Atlanta's fastest growing submarkets, both commercially and residentially. It's an easy drive to Atlanta's Hartsfield-Jackson Airport, giving Stone Ridge a strategic advantage relative to submarkets further to the north. The building is itself extremely functional with combo loading, a high-end office space, and a large truck court perfect for storing trailers and any other outdoor storage needs.

MAP



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