

For Lease



Veterans Memorial



Warehouse Space • ±10,000–42,000 SF

740 Veterans Memorial Hwy SE • Mableton, GA 30126



Available for lease: ±10,000–42,000 SF industrial space featuring 22-foot clear ceiling heights, 12 loading docks and approximately 5,000 square feet of finished office, ideal for administrative or operational use. The space may be leased in its entirety or subdivided into three functional suite: Suite A (±12,000 SF), Suite B (±20,000 SF) and Suite C (±10,000 SF), each featuring dedicated office areas and restroom facilities.

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Mableton, GA 30126**

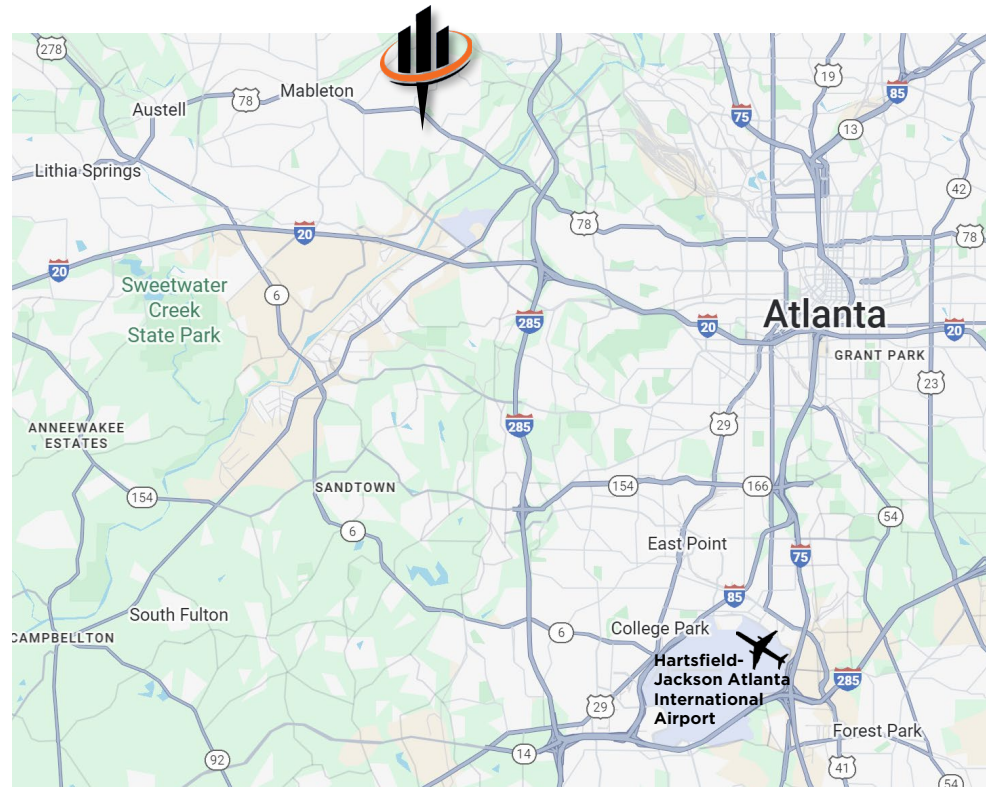


FOR LEASE

Available Space	±42,000 SF Divisible to ±10,000 SF
Lease Rate	\$6.00 SF/yr (MG) + \$2 CAM Charge
Property Type	Class B Industrial
Building Size	86,900 RSF
Clear Height	22'
Year Built	1997
Zoning	LI (light industrial)

- All racking to remain in the warehouse.
- Forklifts subject to offer.

Positioned just minutes from I-285 and I-20, the site provides seamless connectivity to Metro Atlanta's key logistics routes and distribution hubs. The surrounding area includes a mix of industrial, retail, and service-oriented businesses, with proximity to major commercial centers in Mableton, Austell, and South Cobb. Nearby workforce housing, a functional layout, and modern infrastructure make the property well-suited for warehousing, light manufacturing, or flex-industrial users seeking a strategic, well-connected address in the Atlanta metro.



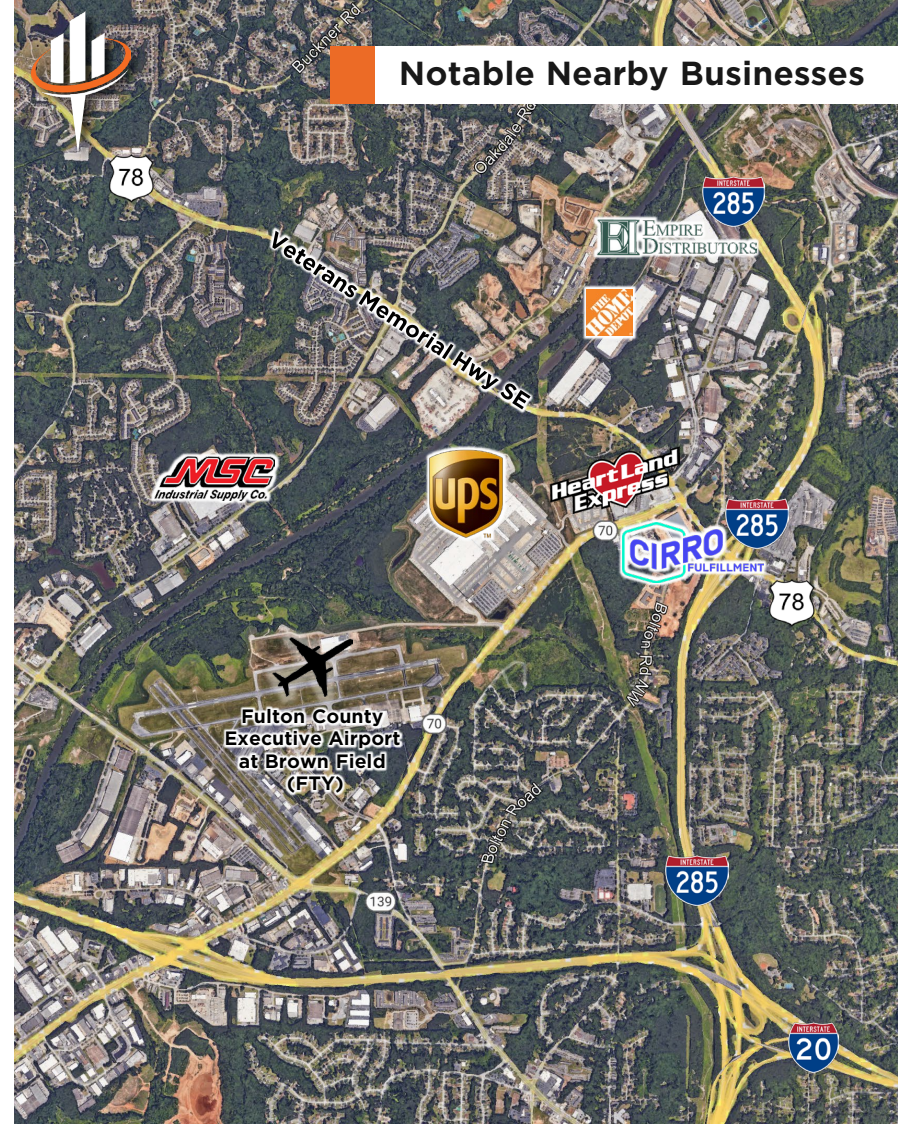
Property Highlights

- Ten (10) dock-high doors (8ft)
- Two (2) drive-in doors
- 22' clear height
- Fully sprinklered
- Divisible layout
- Finished Office Space

	Total Space Available	Divided		
		Suite A	Suite B	Suite C
Suite Size	±42,000 SF	±12,000 SF	±20,000 SF	±10,000 SF
Office Space	±5,000 SF	±2,000 SF	±1,500 SF	±1,500 SF
Loading Doors	10 Dock-High (8') 2 Drive-In	2 Dock-High (8') 1 Drive-In	4 Dock-High (8')	4 Dock-High (8') 1 Drive-In







EXCLUSIVELY LISTED BY:

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