

**FOR SALE**

165,803 SF AVAILABLE

# 1330 ATLANTA HIGHWAY

*Madison, GA 30650*



## CONTACT

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Associate

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 **LEE &  
ASSOCIATES**



FOR SALE | 165,803

## PROPERTY SPECS

**AVAILABLE SQUARE FOOTAGE:** 165,803

**OFFICE SQUARE FOOTAGE:** 7,785 SF

**LAND AREA:** 8.86 AC

**CLEAR HEIGHT:** 11', 16', 33'

**RAIL:** CaterParrott Railnet / Norfolk Southern

**POWER:** 8,000-9,000 Amps, 480V 3-Phase

**SPRINKLER SYSTEM:** Wet

**AUTO PARKING:** ±105

**ZONING:** Light Industrial / Limited Manufacturing District (City of Madison, GA)

**EQUIPMENT / MACHINERY:** 5 silo storage tanks / 3 overhead bridge cranes

### LOADING:

- **Front:** 4 DH Doors (8'x10') - fully equipped | 2 interior DI doors (8'x10') - fully equipped | 2 grade level doors
- **Rear:** 4 DH Doors (8'x10') | 1 concrete ramped door (8'x10') | 1 DI door (13'x15') on 4' depth loading platform
- **Rail:** 1 oversized rail door (option to add more)

## CORPORATE NEIGHBORS



1330 ATLANTA HWY., MADISON, GA

# LOGISTICS

## PARCEL HUBS

- UPS Authorized Shipping Outlet  
(1.2 miles)
- FedEx Dropbox  
(1.3 miles)

## RAIL

- Norfolk Southern Griffin Yard  
(60 miles)
- Norfolk Southern Intermodal  
(63 miles)

## AIRPORTS

- Hartsfield-Jackson Atlanta Int'l Airport  
(60 miles)
- Madison Municipal Airport  
(3 miles)

## INTERSTATES

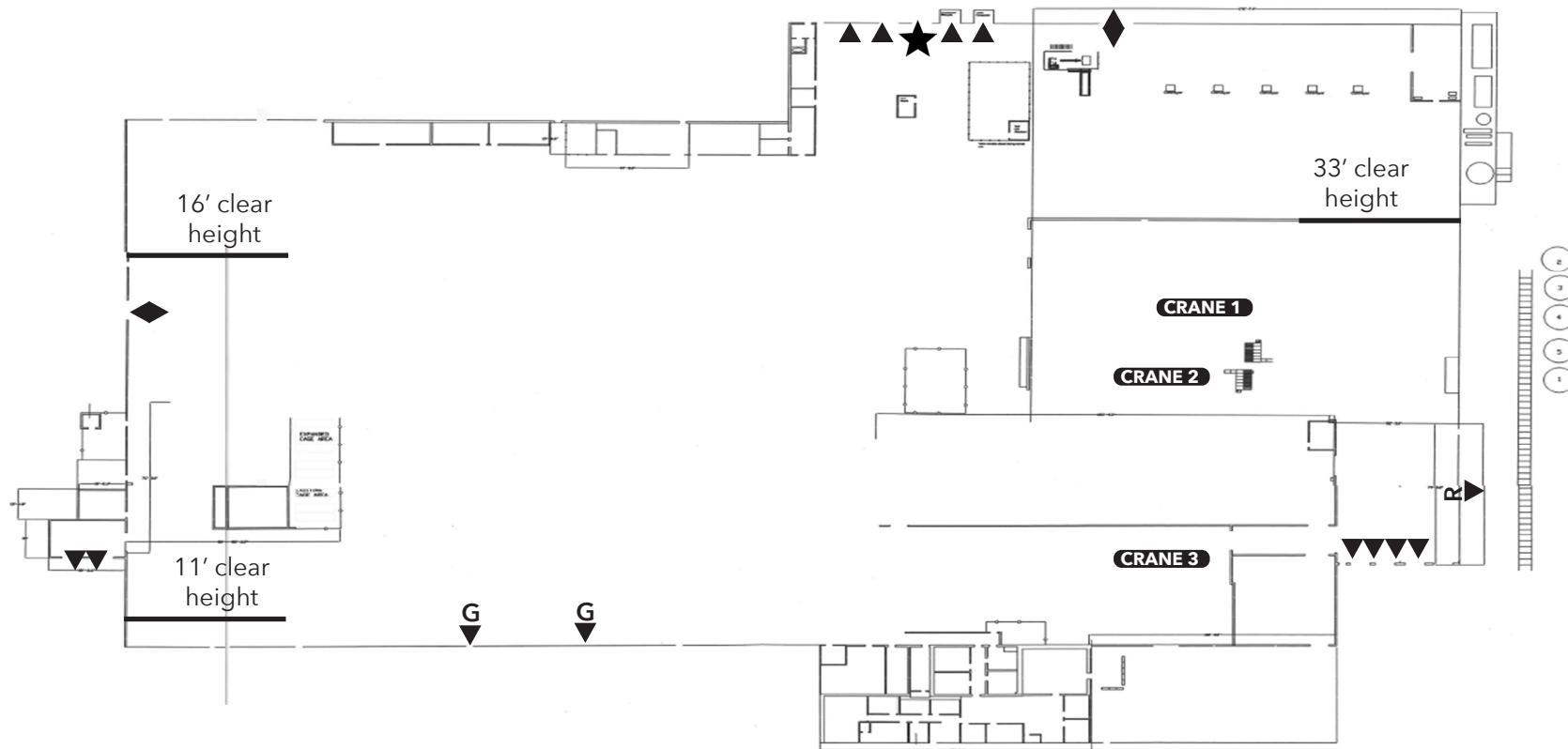
- Interstate 285  
(48 miles)
- Interstate 85  
(57 miles)
- Interstate 75  
(58 miles)
- Interstate 16  
(60 miles)

## PORTS

- Port of Savannah  
(209 miles)
- Port of Charleston  
(244 miles)



## FLOOR PLAN



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