

FOR SALE

165,803 SF AVAILABLE

1330 ATLANTA HIGHWAY

Madison, GA 30650



CONTACT

Charlie Mitchell

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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)

1330 ATLANTA HWY, MADISON, GA

LEE & ASSOCIATES

CORPORATE NEIGHBORS



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

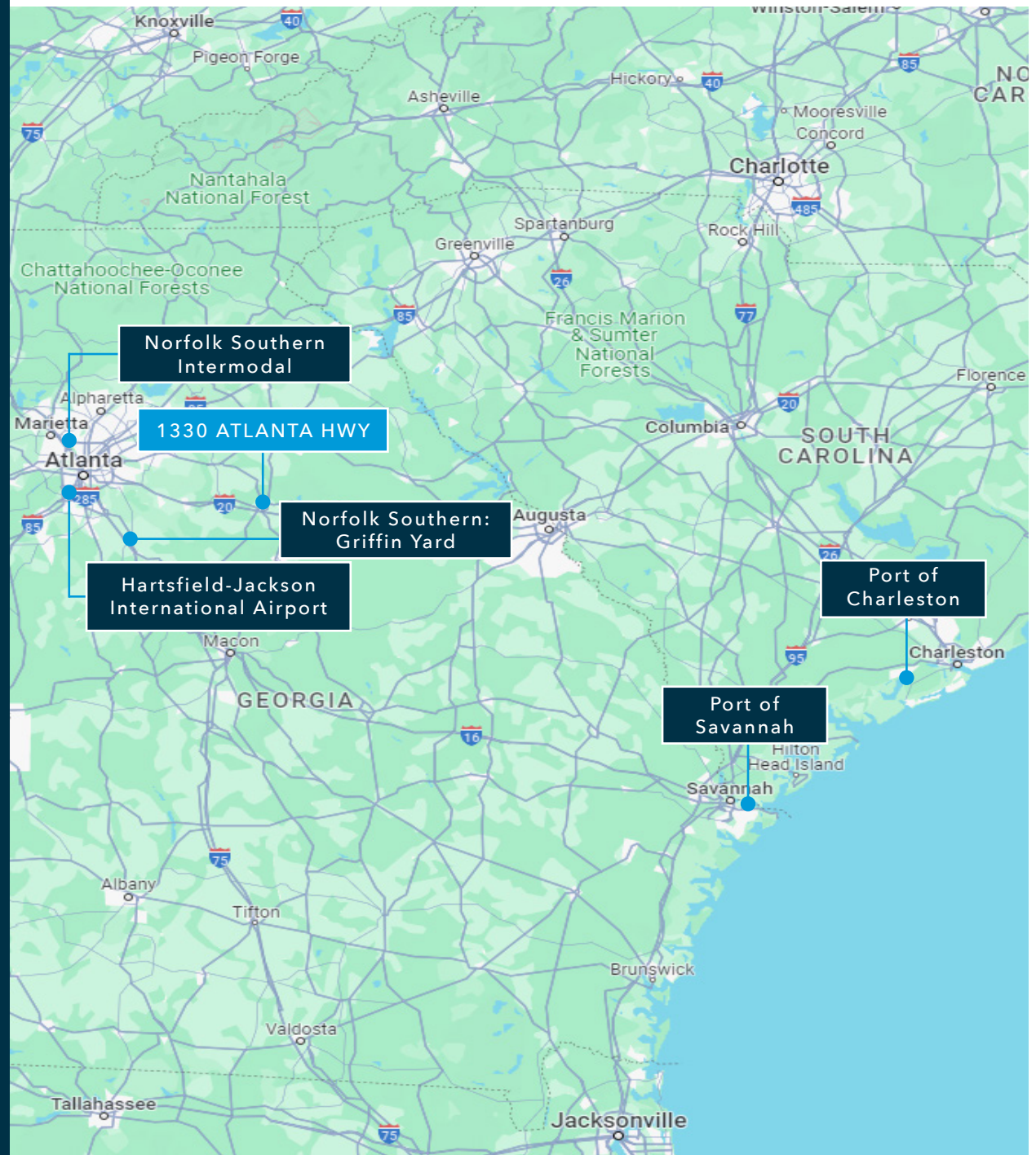
Hartsfield-Jackson Atlanta Int'l Airport
(60 miles)
Madison Municipal Airport
(3 miles)

INTERSTATES

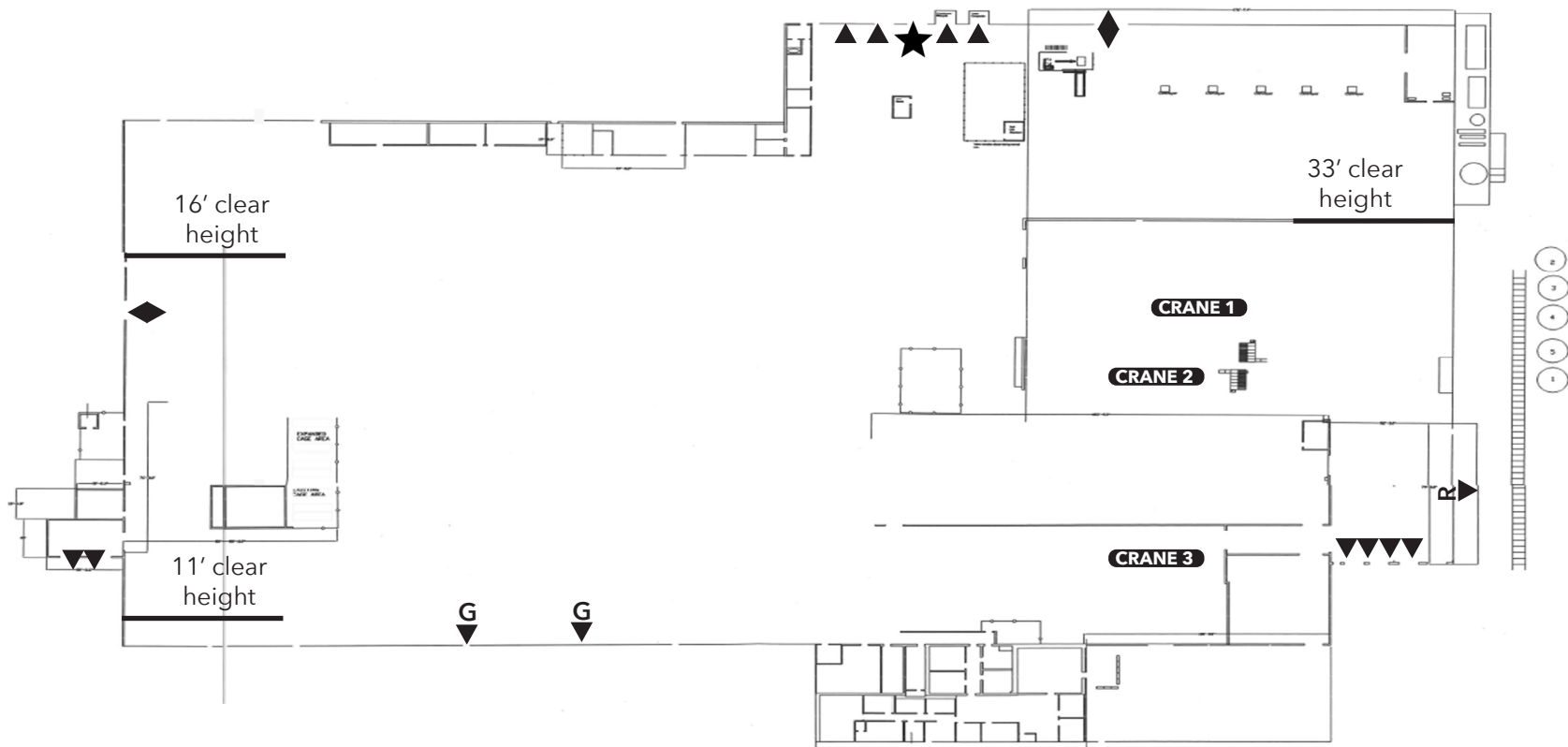
Interstate 285
(48 miles)
Interstate 85
(57 miles)
Interstate 75
(58 miles)
Interstate 16
(60 miles)

PORTS

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



FLOOR PLAN



- CRANE 1** 14-ton, 44' span x 25' height, 460V 3-Phase electricity
- CRANE 2** 10-ton, 44' span x 23' height, 460V 3-Phase electricity
- CRANE 3** 7.5-ton, 23' span x 9' height, 460V 3-Phase electricity

KEY:



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