



CLASS A INDUSTRIAL SERVICE FACILITY | 3.5 - 9 ACRES AVAILABLE | SOUTH ATLANTA



8245 Gullatt Road

PALMETTO, GEORGIA 30268



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■ AVAILABILITY HIGHLIGHTS

Building Area	5,200 SF Shop
Office Area	900 SF
Acreage	9 Usable Acres* Can be demised into 3.5 Acre Parcels
	Gravel Lot: 18" Compacted Aggregate (Rated for Five-High Container Stacking)
	Asphalt Access Road: 4" Asphalt over 8" Compacted Aggregate (Rated for Heavy Truck Use)
Drive-Thrus	3 Drive-Thru Bays with 6 Total Overhead Doors (12' x 14')
Clear Height	21'
Security	Fully Fenced, Gated, and Lit
Zoning	Heavy Industrial
Access	<ul style="list-style-type: none">• 2 mins to CSX Intermodal• 8 mins to I-85• 16 mins to I-285



■ SITE IMPROVEMENTS

- ☒ New 5,200 SF Shop
- ☒ New Crush and Run Gravel
- ☒ Exterior Fencing and Gate
- ☒ Lighting Throughout Lot

■ OFF-SITE IMPROVEMENTS

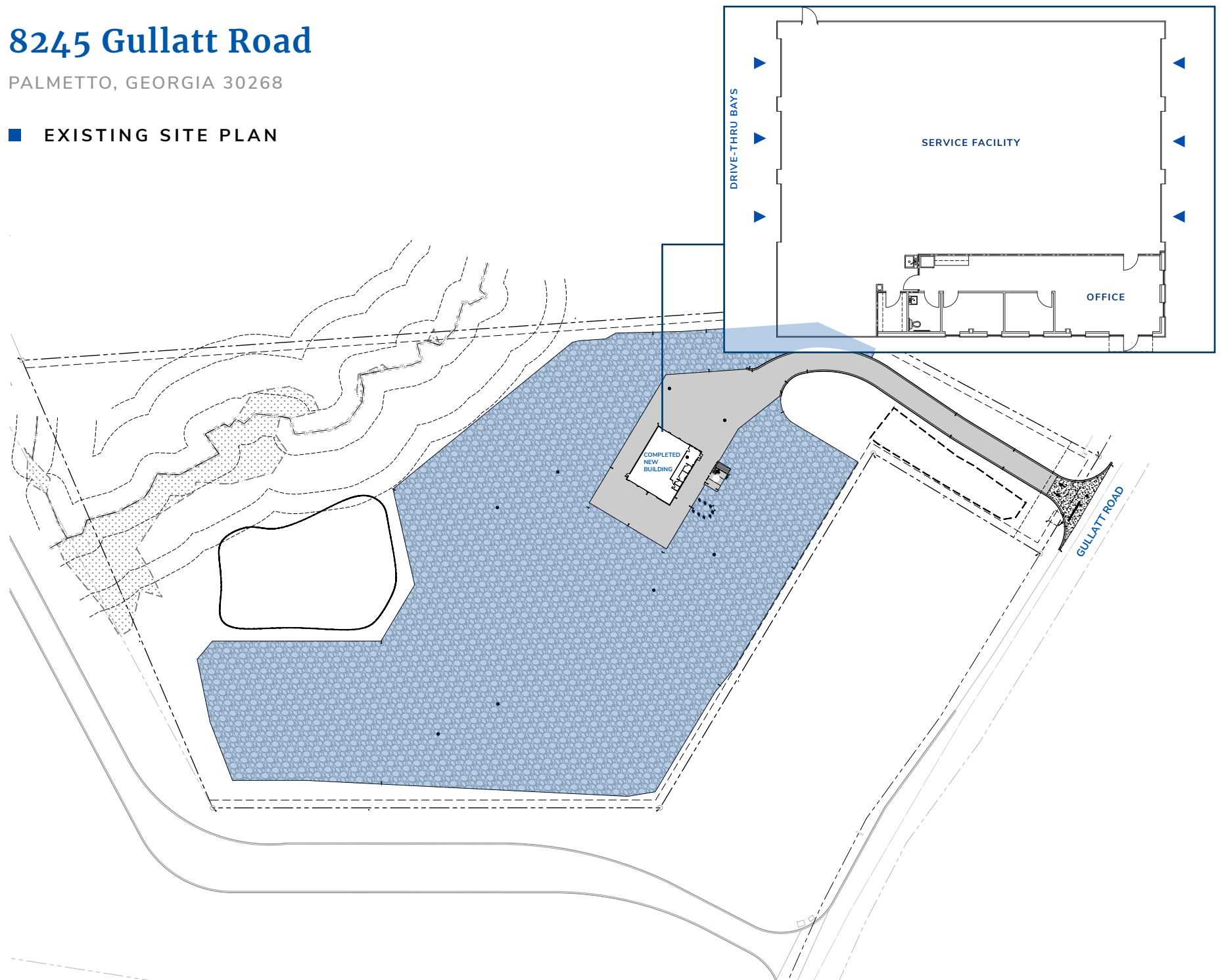
- ☒ Freshly paved Gullatt Road
- ☐ Approved direct on-ramp to I-85 from Gullatt Road



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■ EXISTING SITE PLAN





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■ POTENTIAL DEMISING PLAN A

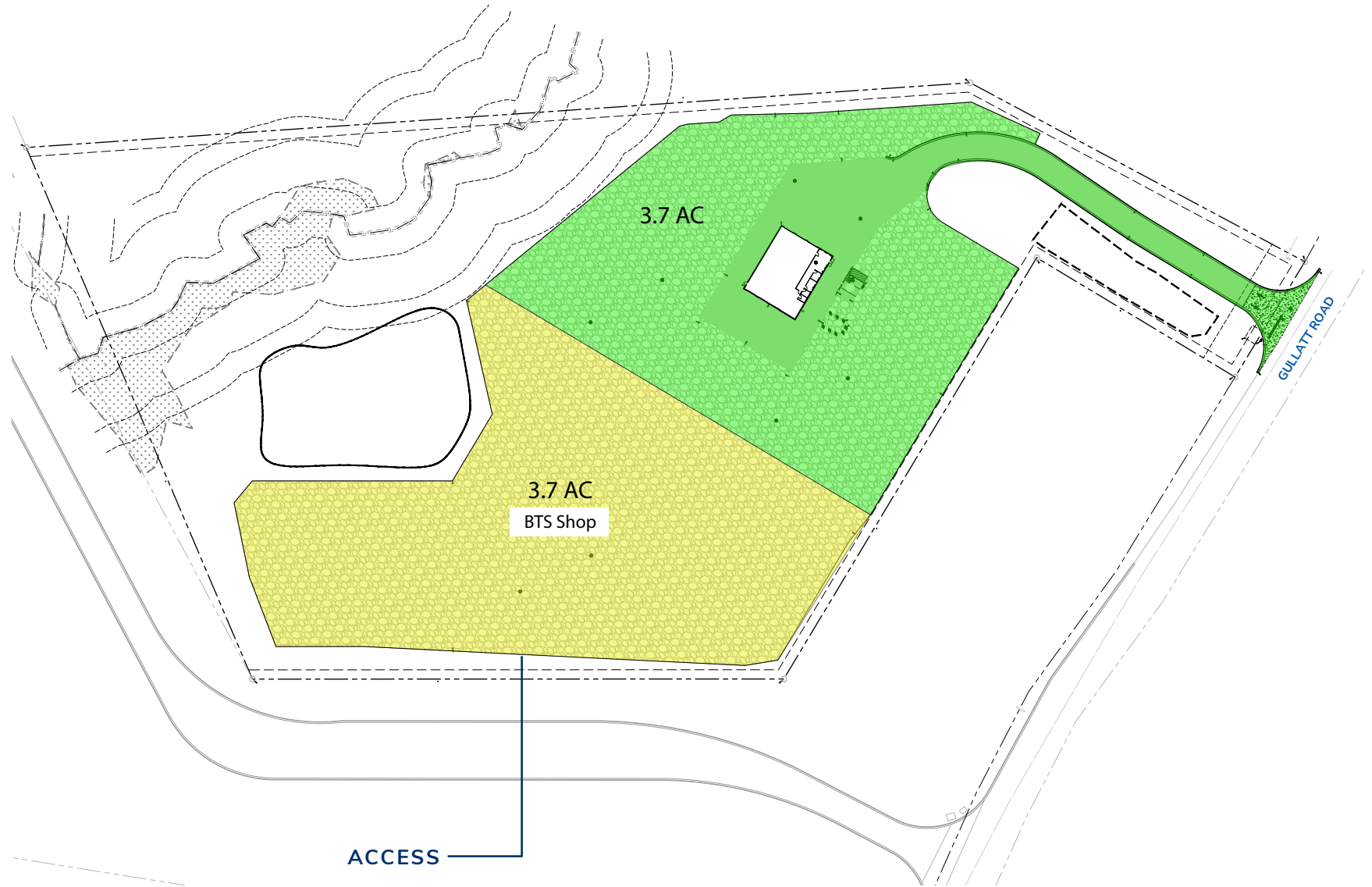




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■ POTENTIAL DEMISING PLAN B





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ACCESS AND LOCATION MAP





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■ PHOTO GALLERY (AS OF APRIL 2025)





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■ PHOTO GALLERY (AS OF MAY 2025)





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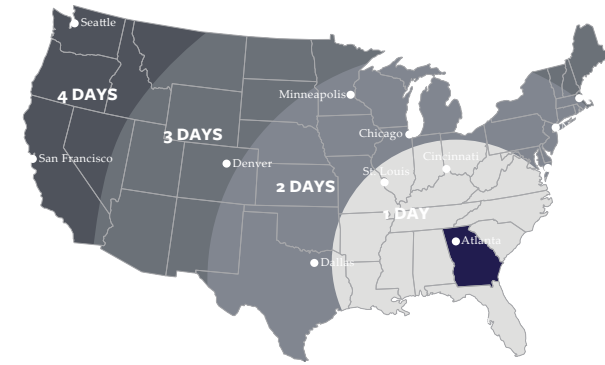
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DRIVE TIME MAPS

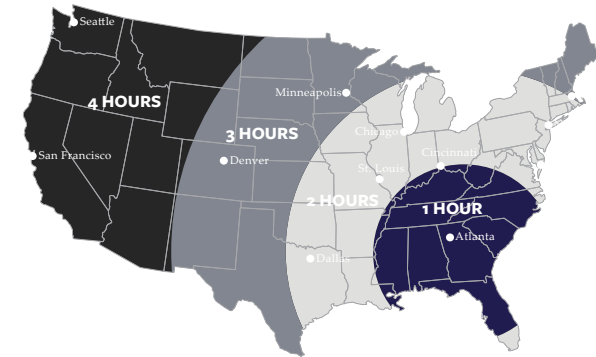
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Interstate 85	8 Minutes
Interstate 285	16 Minutes
CSX Intermodal	2 Minutes

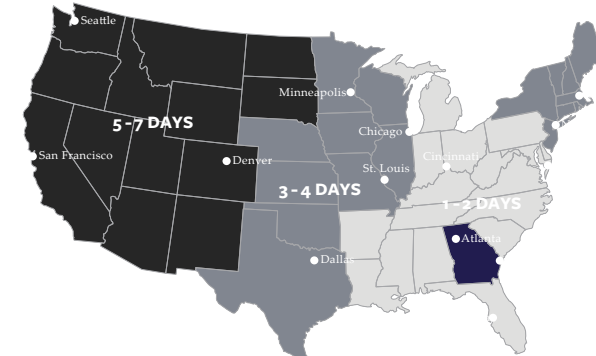
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Port of Savannah	236 Miles
Port of Brunswick	298 Miles
Port of Charleston	302 Miles
Port of Pensacola	329 Miles
Port of Jacksonville	335 Miles



TRUCK TRANSIT TIMES



AIR TRANSIT TIMES



RAIL TRANSIT TIMES



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