

OLD DIXIE IOS

4780 OLD DIXIE HWY
FOREST PARK, GA 30297

- ▶ PRIME INDUSTRIAL OUTDOOR STORAGE AT THE GATEWAY TO ATLANTA LOGISTICS
- ▶ 7,500 SQUARE FEET ON 4 ACRE SITE NEAR HARTSFIELD-JACKSON INT'L AIRPORT
- ▶ SIGNIFICANT ROAD FRONTAGE ON HWY 41



HARTSFIELD JACKSON ATLANTA
INT'L AIRPORT | 3.1 MILES



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COMPETITIVE ADVANTAGES & SPECIFICATIONS



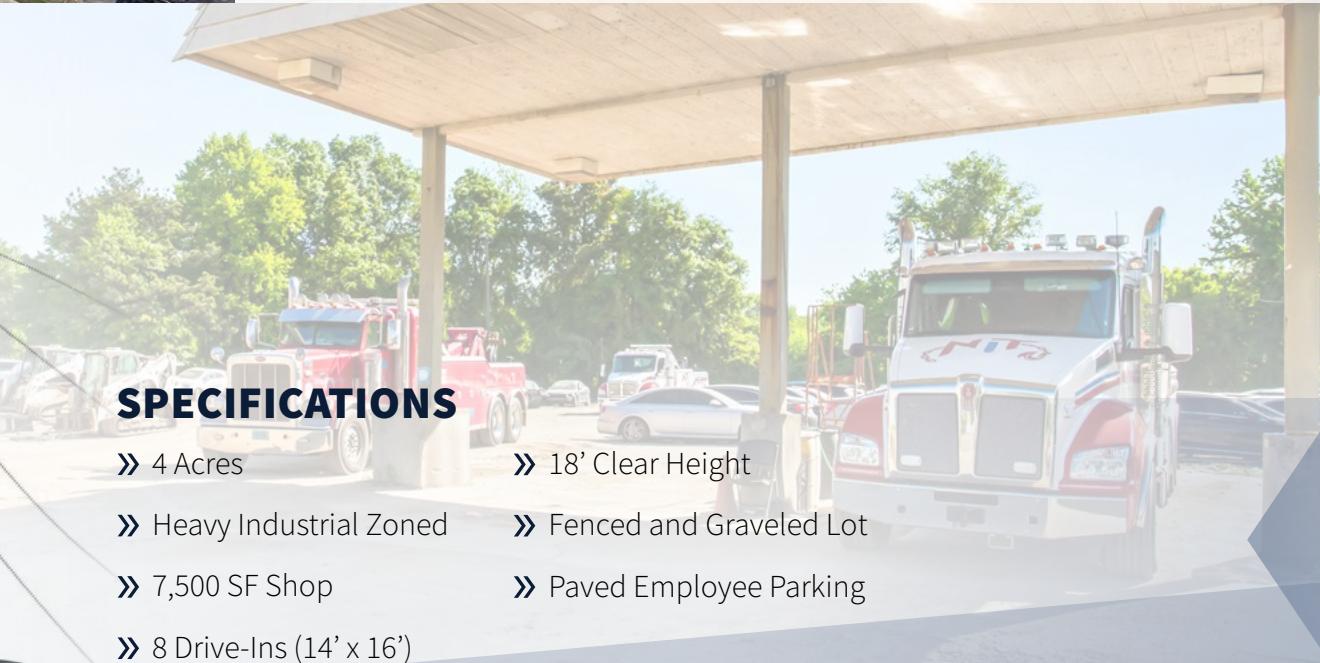
COMPETITIVE ADVANTAGES

- » 3 Miles to Hartsfield Jackson Atlanta Int'l Airport
- » Immediate Connection to I-285 & I-75
- » Rising Demand for Industrial Outdoor Storage Near Airport
- » Located in the Heart of Atlanta's Growing Role as a Logistics Hub
- » Ability to Store Heavy Equipment, Trucks, Trailers, or Containers
- » In May 2024, the Total Cargo Volume at Hartsfield-Jackson Atlanta International Airport (ATL) was 51,818 Metric Tons, which Included Freight, Express, and Mail.



SPECIFICATIONS

- » 4 Acres
- » Heavy Industrial Zoned
- » 7,500 SF Shop
- » 8 Drive-Ins (14' x 16')
- » 18' Clear Height
- » Fenced and Graveled Lot
- » Paved Employee Parking



NAVIGATING SUCCESS



CONNECTED TO OPPORTUNITIES

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IOS



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