



INDUSTRIAL OUTDOOR STORAGE | 4.82 AC WITH 12,550 SF SERVICE FACILITY | NEW 1,800 SF OFFICE | AVAILABLE FOR LEASE

STREAM



3502 Moreland Avenue
CONLEY, GA 30288



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3502 Moreland Avenue presents a highly functional 12,550 SF maintenance and operations facility situated on 4.82 acres zoned Heavy Industrial. The building features a clear span shop layout supported by seven oversized 14' x 16' drive-in doors and 17'-21' clear height, providing exceptional maneuverability for fleet, service, or light industrial users.

Acres	4.82 AC
Square Footage	12,550 SF
Service Facility	7 Overhead Doors 2 Drive-In, Drive Through Bays 3 Drive-In Bays
Office	1,800 SF - Made-Ready
Paving	Fully Paved (2025)
Year Built/Renovated	1980/2025
Clear Height	17' - 21'
Security	Fully Fenced, Gated, and Lit



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■ ACCESS



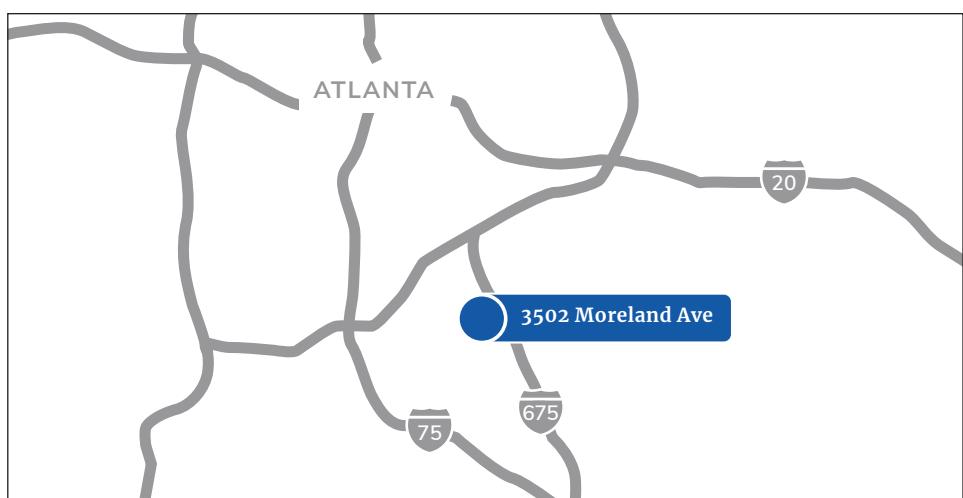
1.6 Miles to I-285



2.7 Miles to I-675



6.7 Miles to I-75



7.2 Miles to
Hartsfield-Jackson
International Airport



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