



FOR LEASE

2411 SULLIVAN RD
COLLEGE PARK, GA 30337

+/- 20,000 SQ.FT. INDUSTRIAL BUILDING

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COLLEGE PARK, GA 30337

INDUSTRIAL PROPERTY

+/- 20,000 SQ.FT. BUILDING



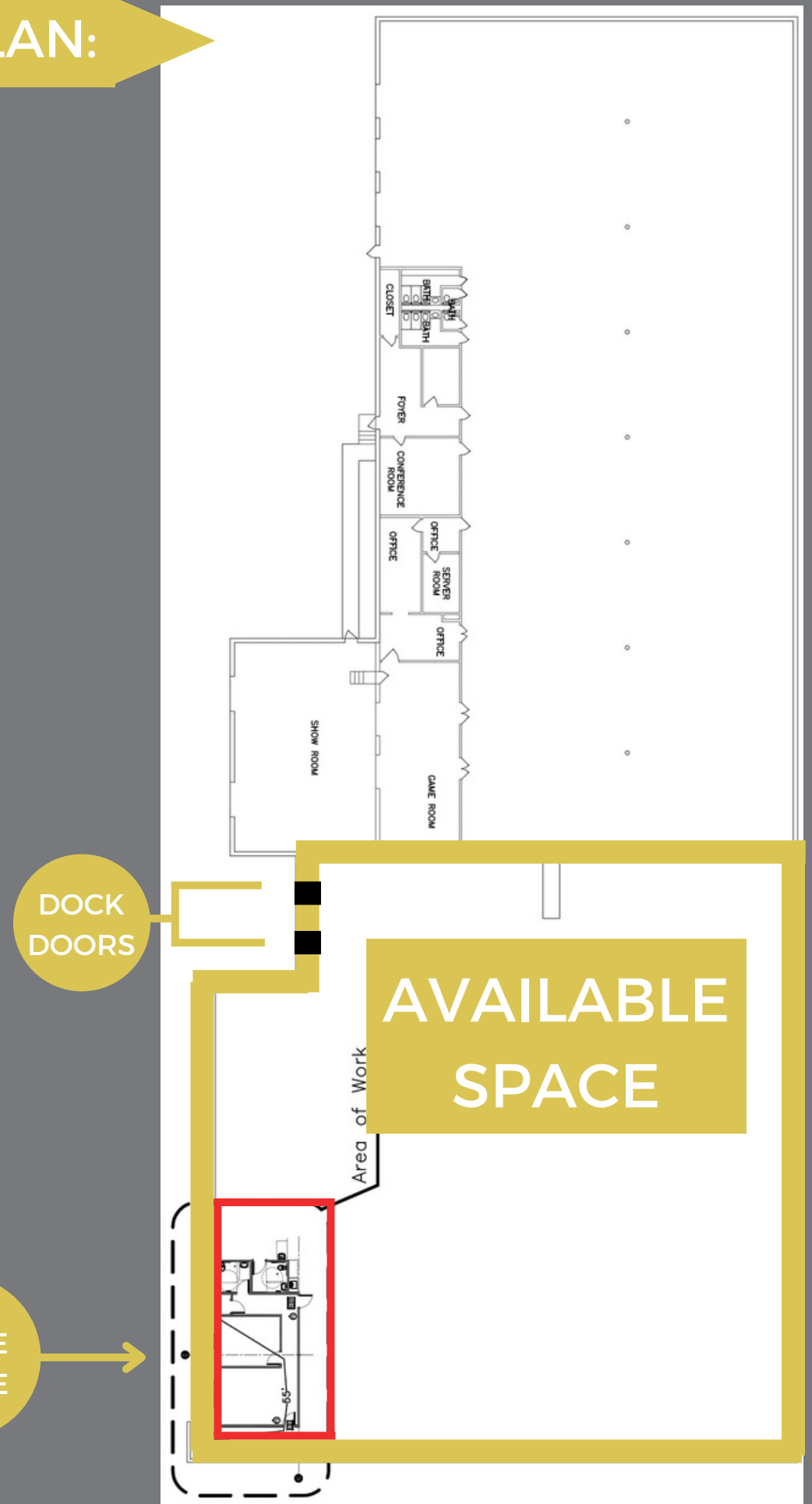
HIGHLIGHTS:

- 20,000 SF warehouse with road frontage and possible outside storage
- 1000 SF newly built-out office/bathroom space
- Zoned M2 - Heavy Industrial
- 2 Dedicated Dock High Doors
- Ideal Location with road frontage and convenient Interstate access
- Heavy Power with 400 AMP 3 Phase.

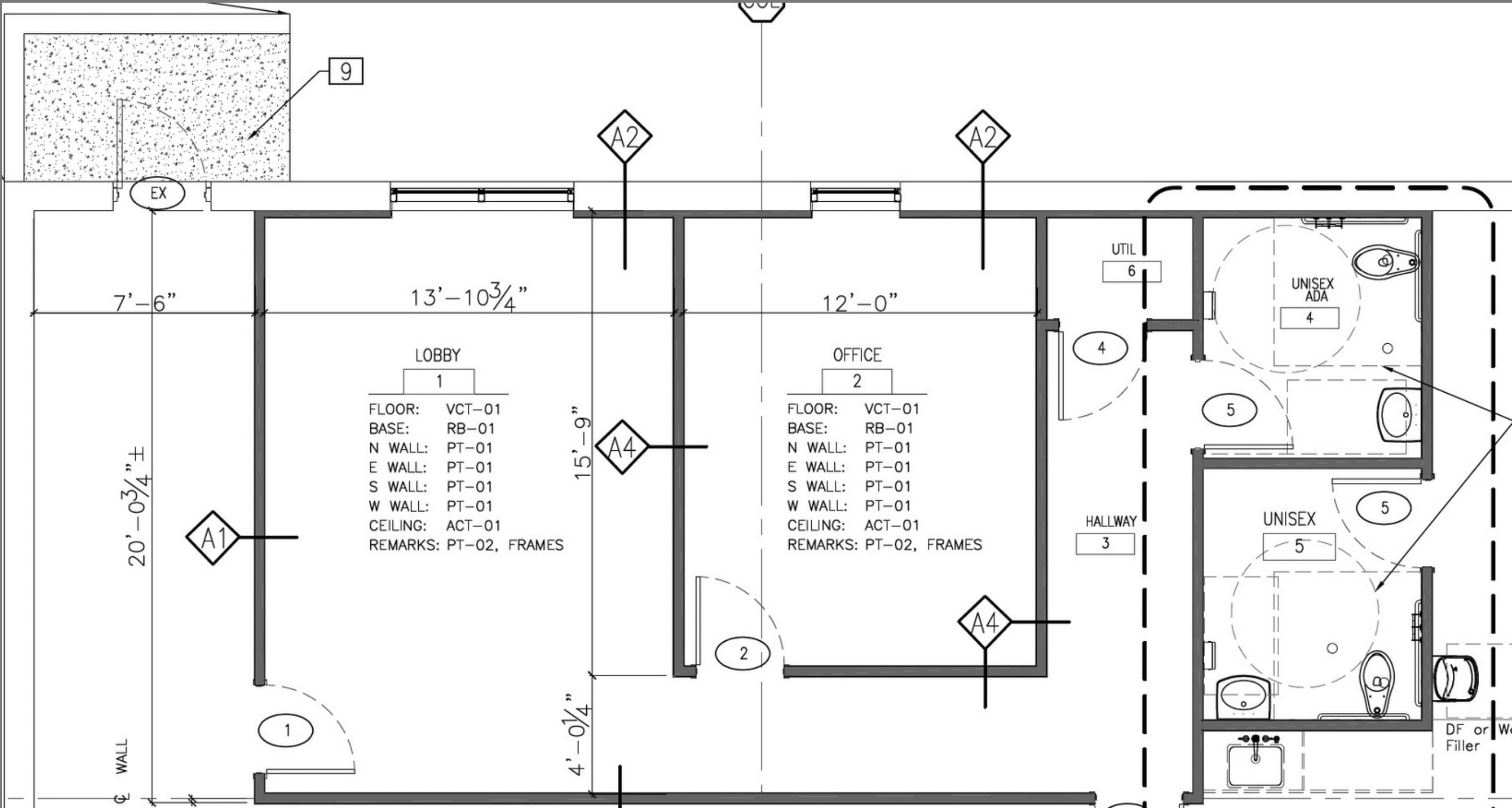
AVAILABLE SPACE OVERVIEW:

- 1ST FLOOR
- 19,862 SF
- TERM: NEGOTIABLE
- RATE: UPON REQUEST
- SPACE USE: INDUSTRIAL
- AVAILABILITY: NOW

BUILDING FLOORPLAN:



OFFICE SPACE
FLOORPLAN:





PROPERTY OVERVIEW

One-of-a-kind leasing opportunity with ideal location with road frontage and convenient Interstate access.

Type: Stand-alone Industrial Building

Total s.f.: 41,588

Office s.f.: 2,822

Acreage: 2.24

Column spacing: 30'x39'

Ceiling height: 16'

Exterior Dock Doors: 5

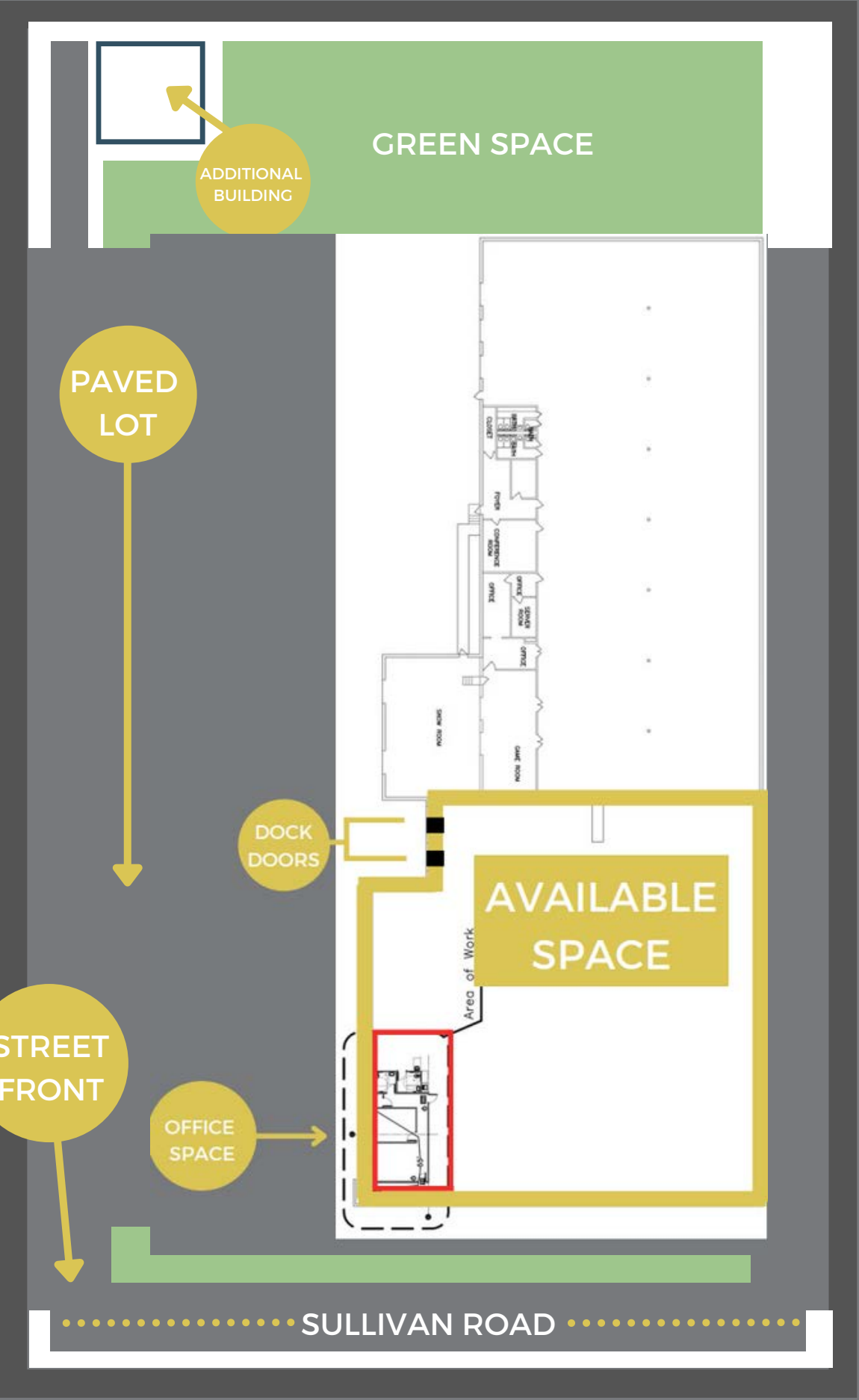
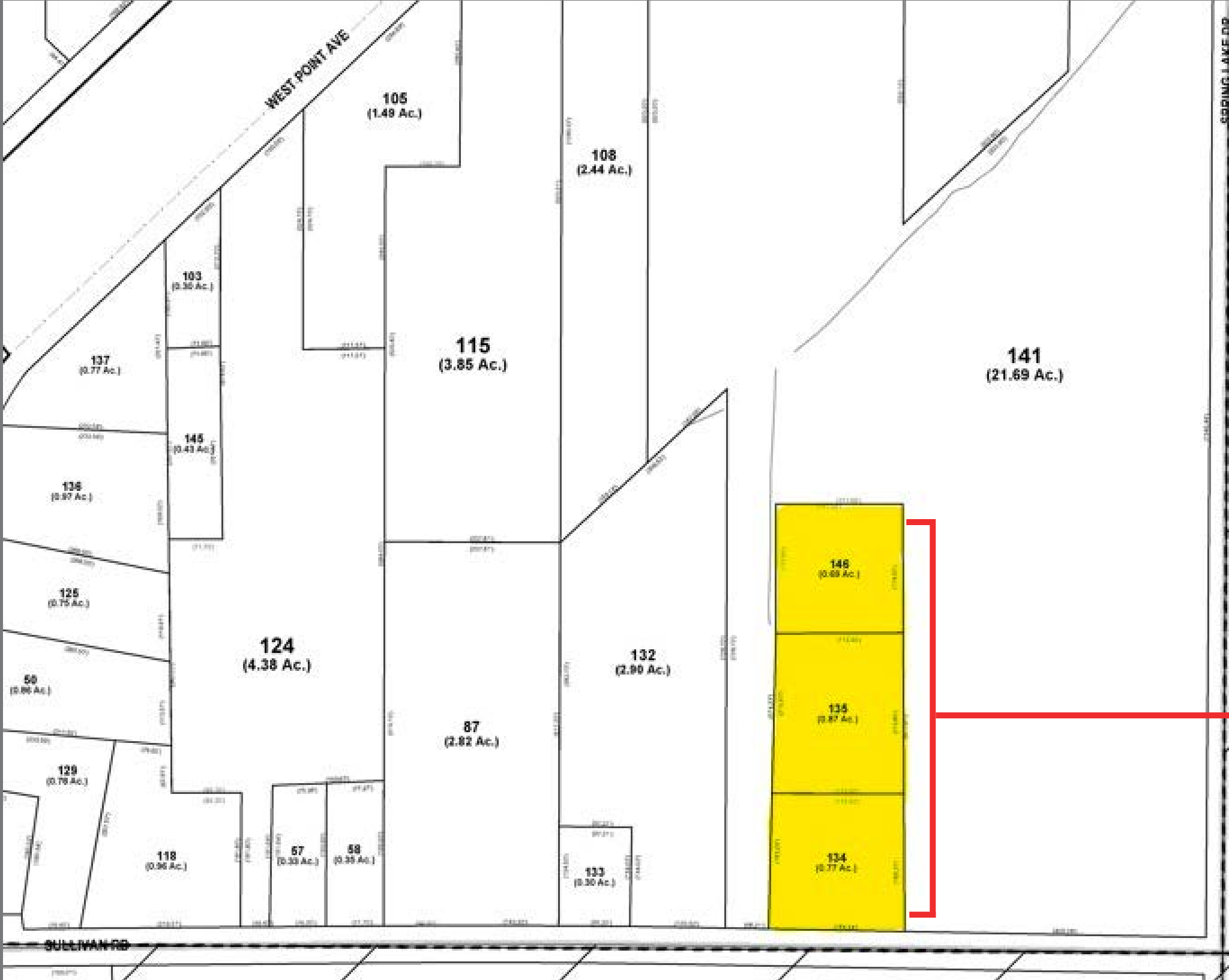
Drive in doors: 1

Zoning: M-2 (heavy industrial)
**Helpful zoning that allows for all M1 uses (Light Industrial Uses) & Heavy Industrial.

Sprinkler System: Wet

Tax incentives: Located in Less Developed Census Tract (LDCT)

PROPERTY LAYOUT





LOT AERIAL

2411 Sullivan Road
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For more information, contact:

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