

4.0 Acres of Industrial Outside Storage

Secure, Fenced, Gated, and Lit Yard

23,894 SF Cross-Dock Warehouse

Plus a 4,650 SF 3-Bay Maintenance Shop

1023 ROCK CUT ROAD, FOREST PARK, GA 30297



JORDAN CAMP
404.969.9487
jordan.camp@oakleyrep.com

REID HANNER
404.281.7068
reid.hanner@oakleyrep.com

CHASE BURKS
404.431.1991
chase.burks@oakleyrep.com

Triten
REAL ESTATE PARTNERS

oakley
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4.0 Acres of Industrial Outside Storage

For Immediate Lease



1023 ROCK CUT ROAD, FOREST PARK, GA 30297

TOTAL ACREAGE	4.0
TOTAL SF	28,544
SURFACE	Heavy duty asphalt and gravel surface
SECURITY	Fenced, gated, and lit yard
BUILDING BREAKDOWN	<ul style="list-style-type: none"> • 20,574 SF Warehouse • 4,728 SF of Newly Renovated two story office • 4,650 SF 3-Bay Shop • Full Circulation
LOADING	(3) Oversized Shop Doors
LEVELERS	9 Edge of Dock Levelers on terminal
TERMINAL DOORS	<ul style="list-style-type: none"> • (24) Dock High Doors • (2) Drive-in Doors
CLEAR HEIGHT	+/- 17' – 26'
ZONING	Heavy Industrial

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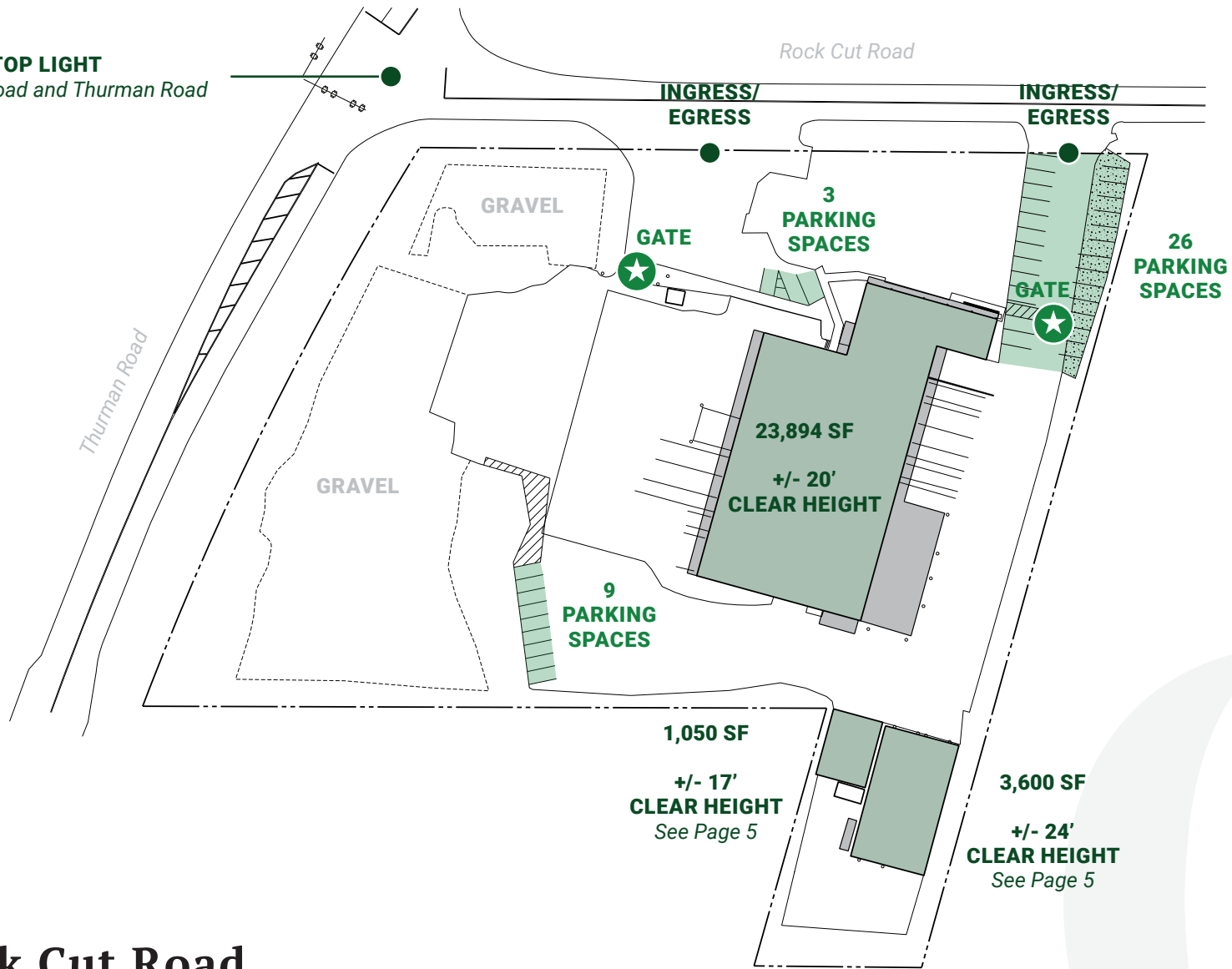
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STOP LIGHT
at Rock Cut Road and Thurman Road



1023 Rock Cut Road

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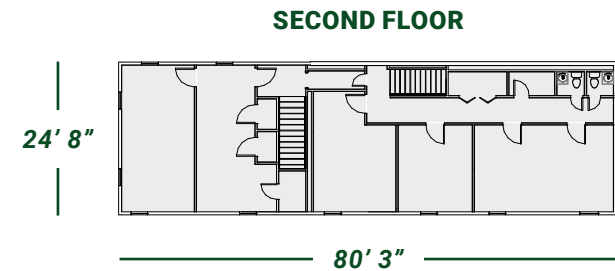
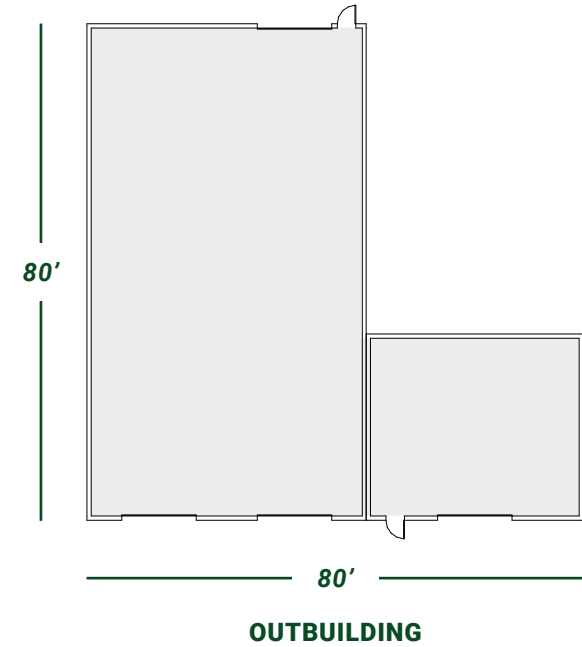
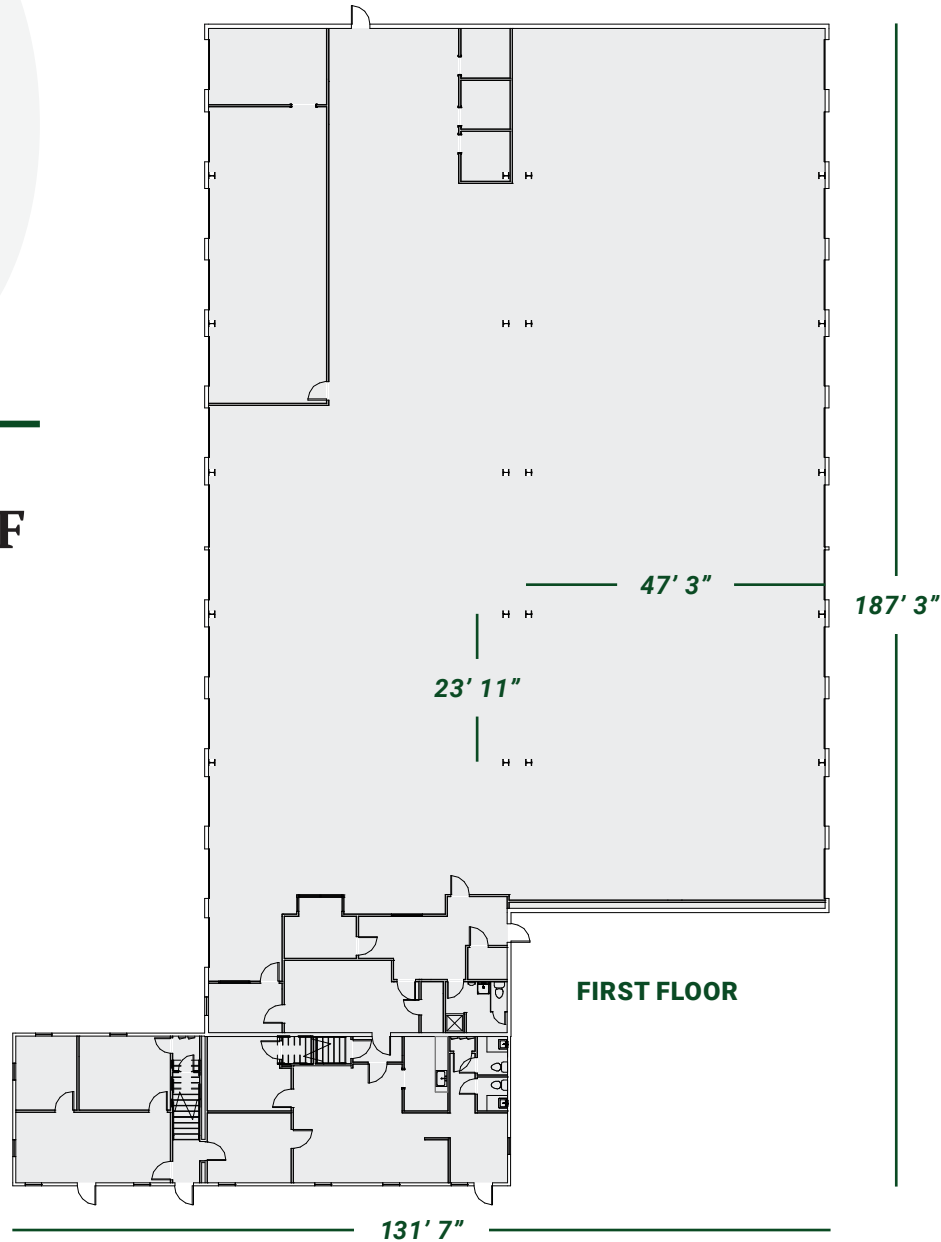
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Two-Story Warehouse

23,894 Total SF
19,166 SF Warehouse
4,728 SF Office



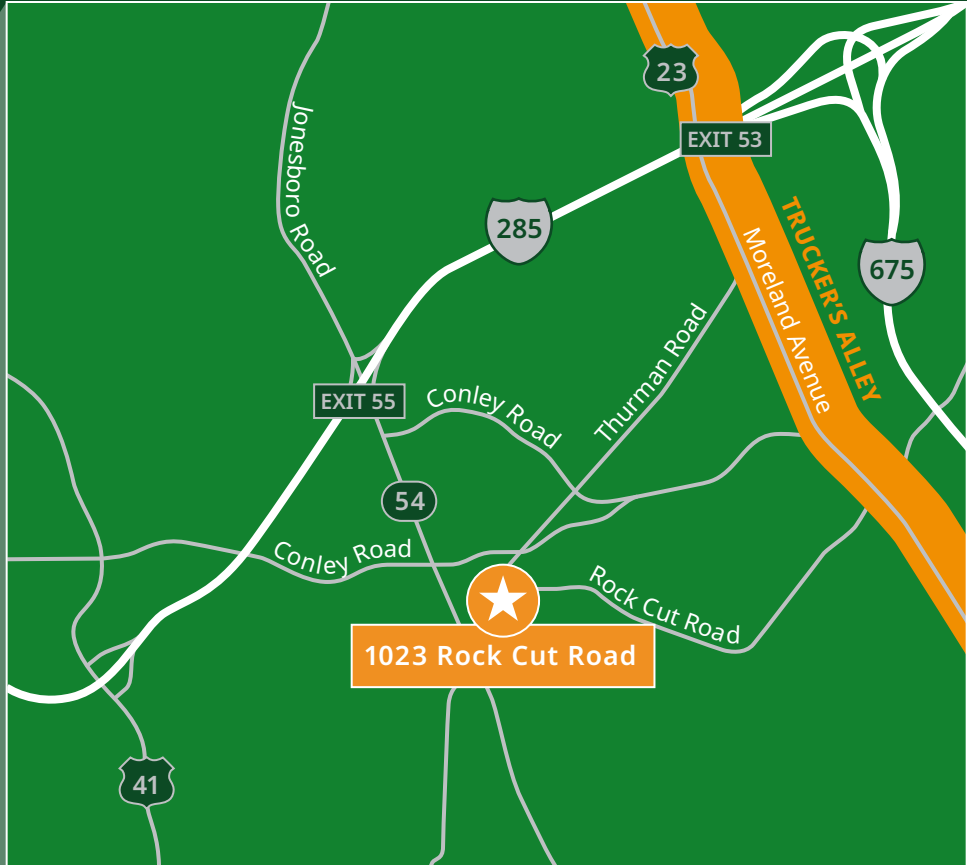
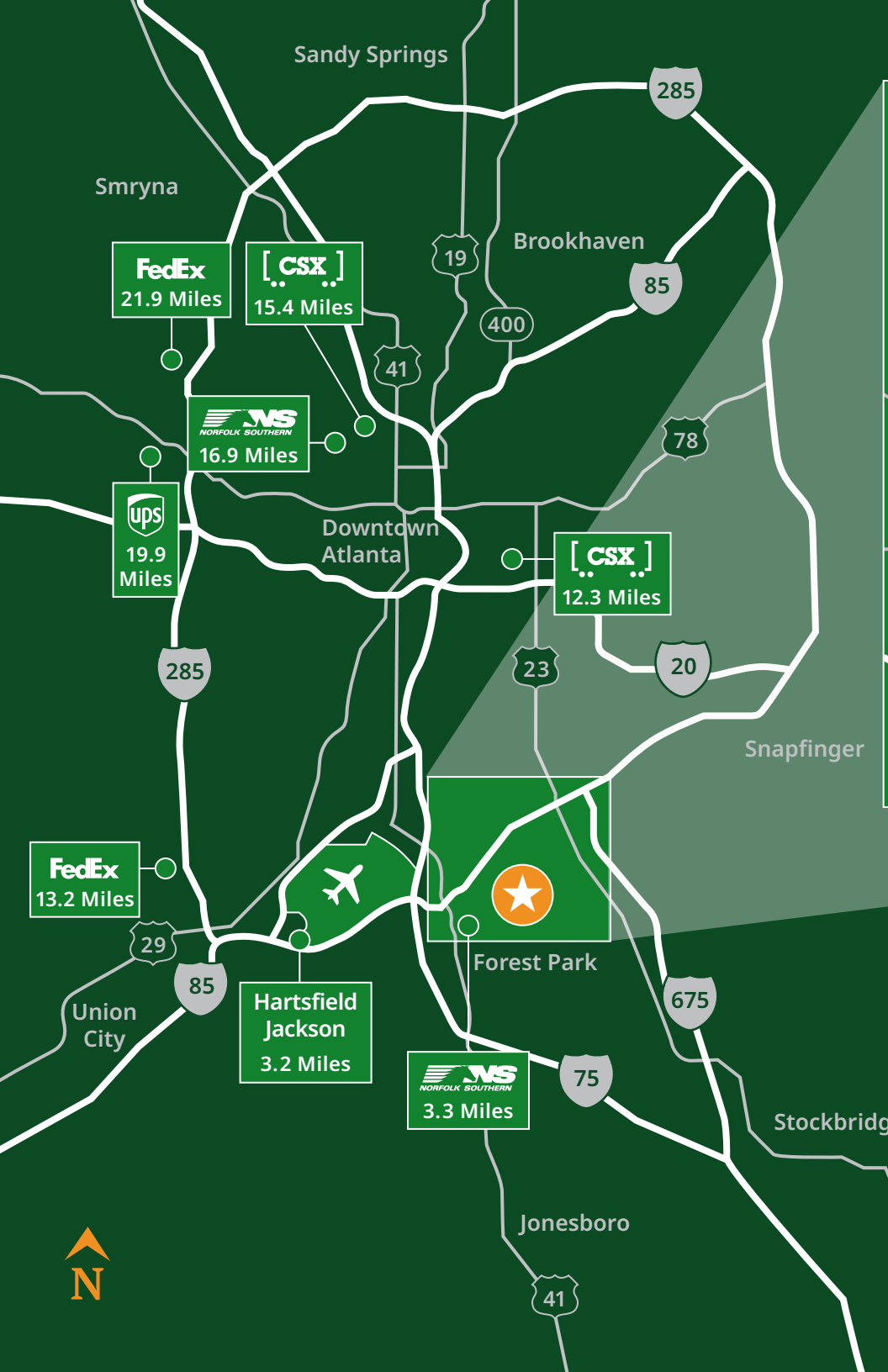
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1023 Rock Cut Road
Minutes from Atlanta's Trucker's Alley

Atlanta's Trucker's Alley

1023 Rock Cut Road's Neighbors



Hartsfield Jackson

Jonesboro Road

Moreland Avenue

1023 Rock Cut Road

B.A.H. EXPRESS INC.
roadrunner
ATS
TK THERMO KING

HD SUPPLY
SFE SOUTHEASTERN FREIGHT LINES
SUNBELT RENTALS
TruckPro

Duval DST
Cummins
Kroger
KUEHNE-NAGEL

SECO

NTS NATIONAL TRUCK SAFETY
ABF Freight
CROWLEY

METRO TRAILER

CFL CENTRAL FREIGHT LINES
SFE SOUTHEASTERN FREIGHT LINES

amazon
Global Parts, Inc.
STAR LEASING COMPANY
FedEx

OLD DOMINION FREIGHT LINE
TCW

XTRA LEASE
CENTRAL TRANSPORT
SCHNEIDER

SALA

Forward Air
TRANSPORTATION SERVICES

BrandsMart U.S.A.

R+L CARRIERS



Southeast Drive Times

1023 Rock Cut Road

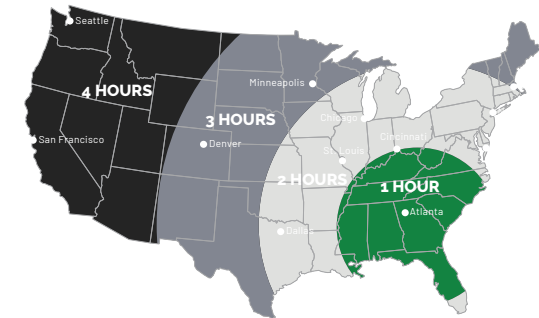
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

SOUTHEAST LOCAL ACCESS	
LOCATION	DISTANCE
I-285 Access (Exit 55)	1.5 Miles
I-285 Access (Exit 53)	3.0 Miles
I-675 Access (Exit 7)	3.8 Miles
I-75 Access (Exit 238A)	4.3 Miles
I-20 Access (Exit 46B)	9.6 Miles

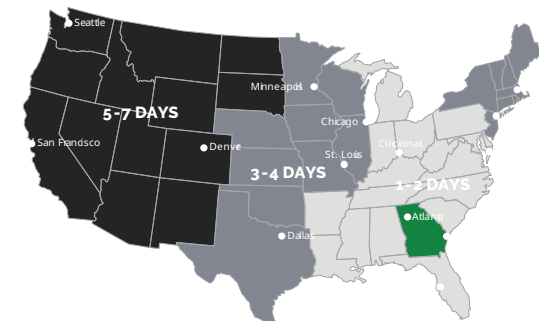
SOUTHEAST REGIONAL ACCESS	
LOCATION	DISTANCE
Birmingham, AL	157 Miles
Greenville, SC	153 Miles
Savannah, GA	239 Miles
Charlotte, NC	253 Miles
Charleston, SC	298 Miles



TRUCK TRANSIT TIMES
FROM GEORGIA



AIR TRANSIT TIMES
FROM GEORGIA



RAIL TRANSIT TIMES
FROM GEORGIA

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Minutes from Atlanta's Trucker's Alley

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