



For Lease or Sale
±167,760 SF
Active CSX Rail Line

2370 Sullivan Road
College Park, GA

Last Mile, Heavy Power
Manufacturing or Distribution
Facility

Interstate Frontage with Access
to Major Roadways + Systems

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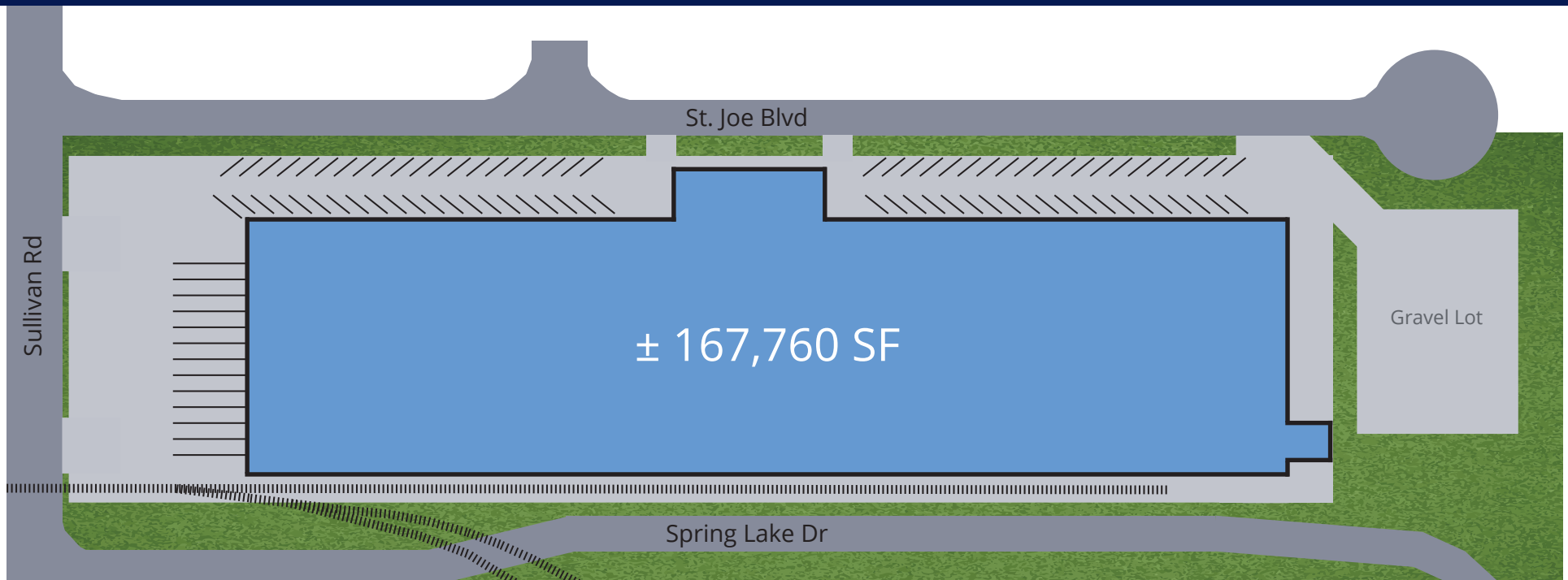
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Building Specifications

| | | | | | |
|----------------|--------------|-----------------|-----------|------------|---|
| Building Size | ± 167,760 SF | Column Spacing | 25' x 50' | Power | 3,200 AMP; 277/480 V |
| Total Lot Size | 7.98 AC | Dock High Doors | 14 | Rail (CSX) | 9 rail doors |
| Year Built | 1966 | Drive-In Doors | 1 | Lighting | LED |
| Office Size | ±8,000 SF | Auto Parking | 83 spaces | Sprinkler | Wet pipe sprinkler system supplemented by 1,500 GPM fire pump |
| Clear Height | 16' - 21' | Trailer Parking | 20 spaces | | |

Site Plan

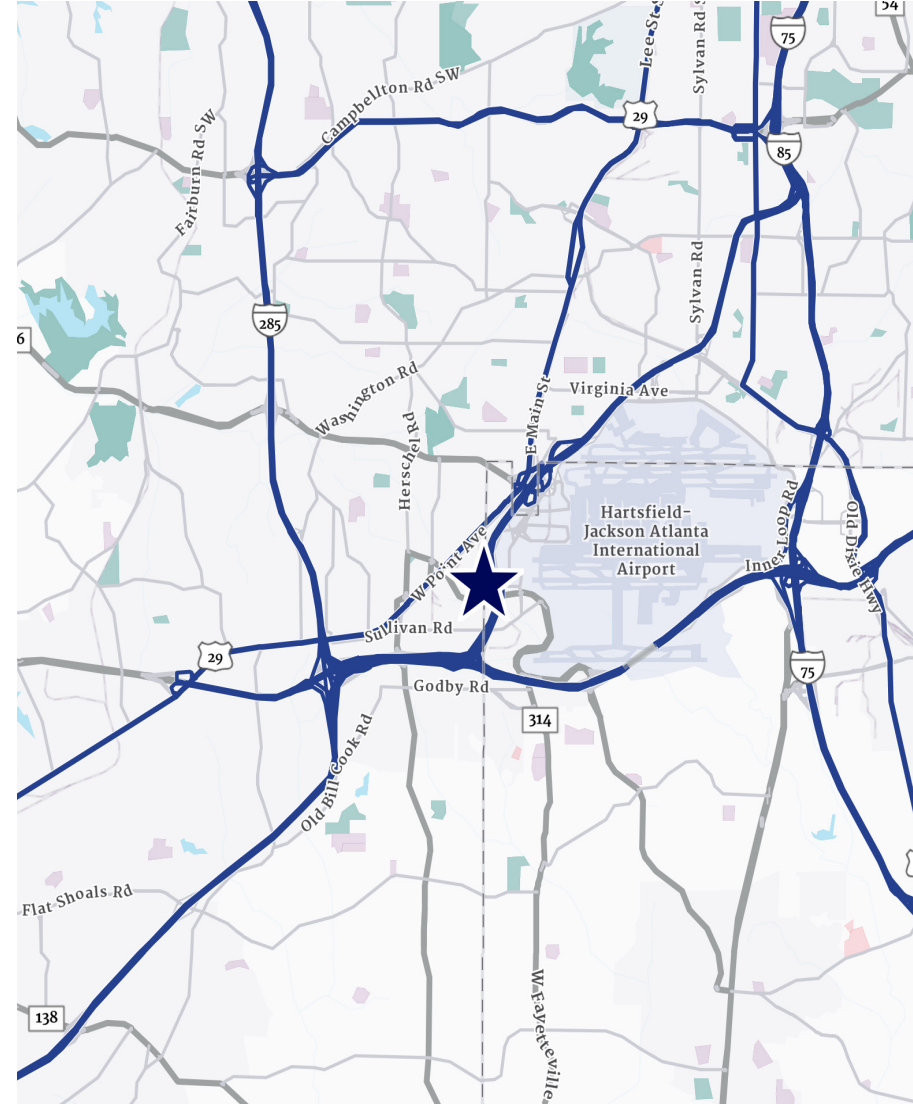


Note: Building can be demised for multiple tenants

Access



Location



Utilities

Storm Water City of College Park

Electric City of College Park

Water City of College Park

Gas Georgia Natural Gas

Sewer City of College Park

Distances

I-285 / I-85 0.8 miles (Exit 279)

ATL Airport 1.3 miles

I-75 4.5 miles

CSX Fairburn 10.3 miles

Atlanta CBD 11.5 miles



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