

140 Mendel Drive SW

ATLANTA, GA 30336

31,310 sq. ft.
AVAILABLE

5 total
DOCK DOORS

3,664 sq. ft.
OFFICE AREA

2 total
DRIVE IN DOORS

18'
CLEAR HEIGHT

200' (cross-dock)
BUILDING DEPTH

Features

A 31,310 sq. ft. stand-alone building area situated on a 2.96 AC lot.

Available for occupancy on 9/1/2025

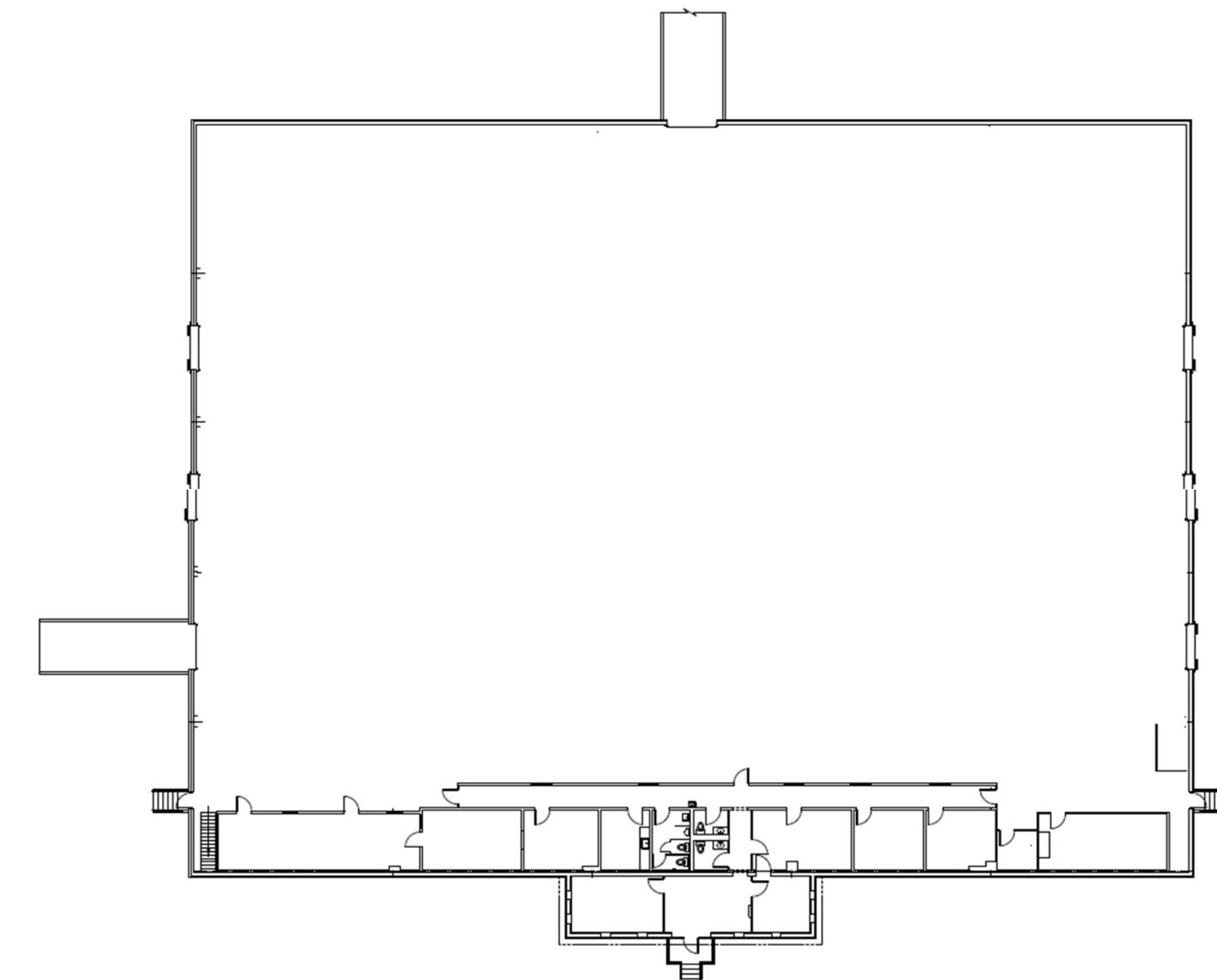
Efficient loading with 5 dock-high doors and 2 drive-in doors.

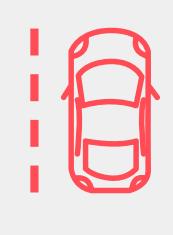
Close access to major interstates such as I-285 & I-20.



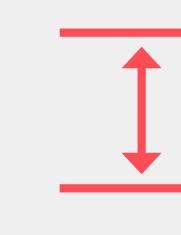
Building Specifications

Building Size	31,310 sq. ft.
Available	31,310 sq. ft.
Office Space	3,664 sq. ft.
Clear Height	18'
Dock High Doors	5
Drive-In Doors	2
Power	700 Amps, 480 Volt, 3 Phase
Building Depth	200' (cross-dock)
Zoning	M-2 Industrial (Heavy Industrial)
Lighting	LED
Parking	±25 auto spaces
2025 Make Ready	<ul style="list-style-type: none"> Whitebox warehouse space
Planned:	<ul style="list-style-type: none"> New paint & carpet in office
Additional Comments	<ul style="list-style-type: none"> 2018 TPO roof - 20 year warranty ±0.25 AC outside storage

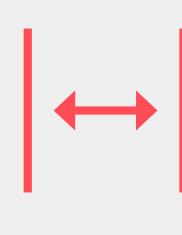


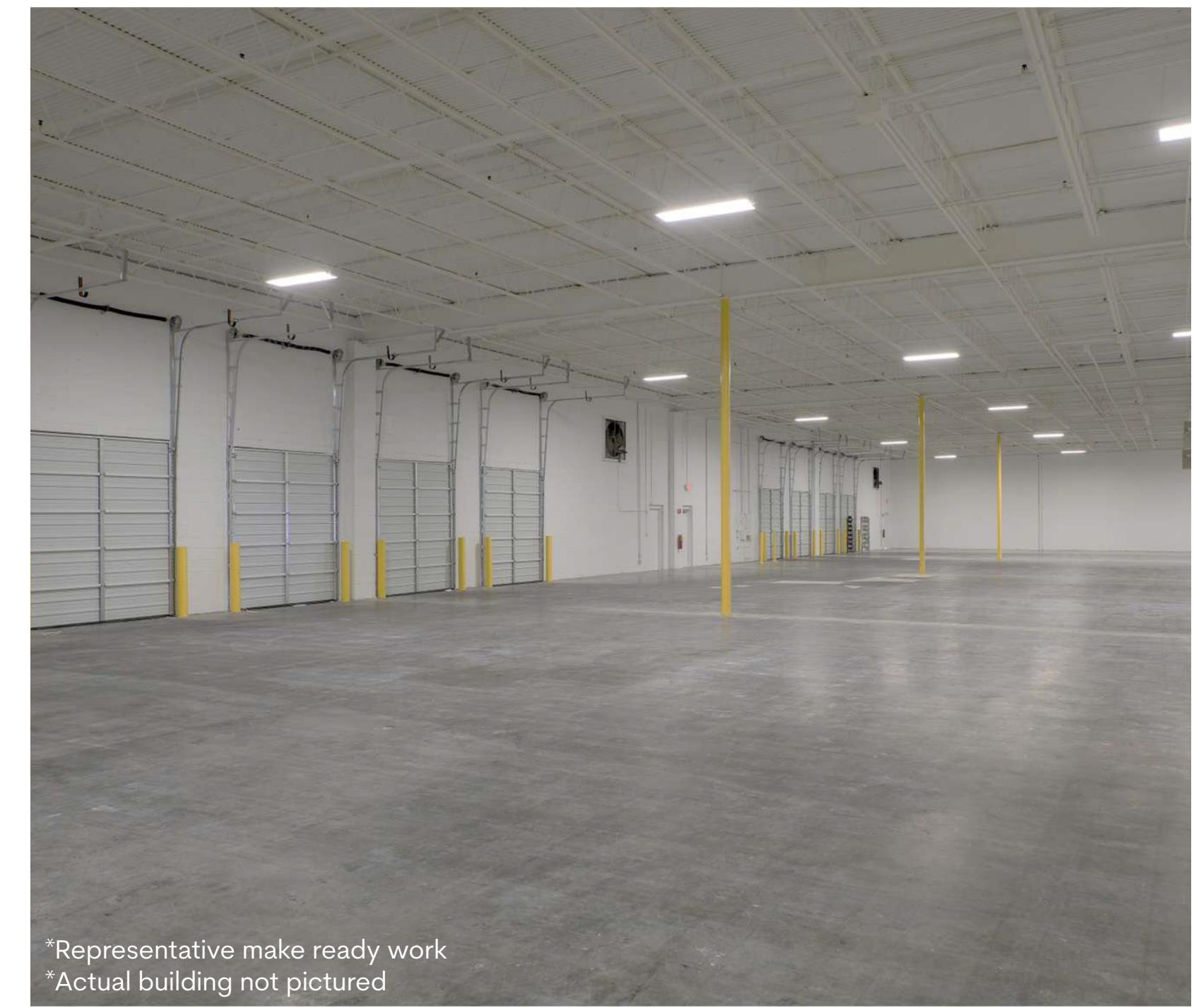
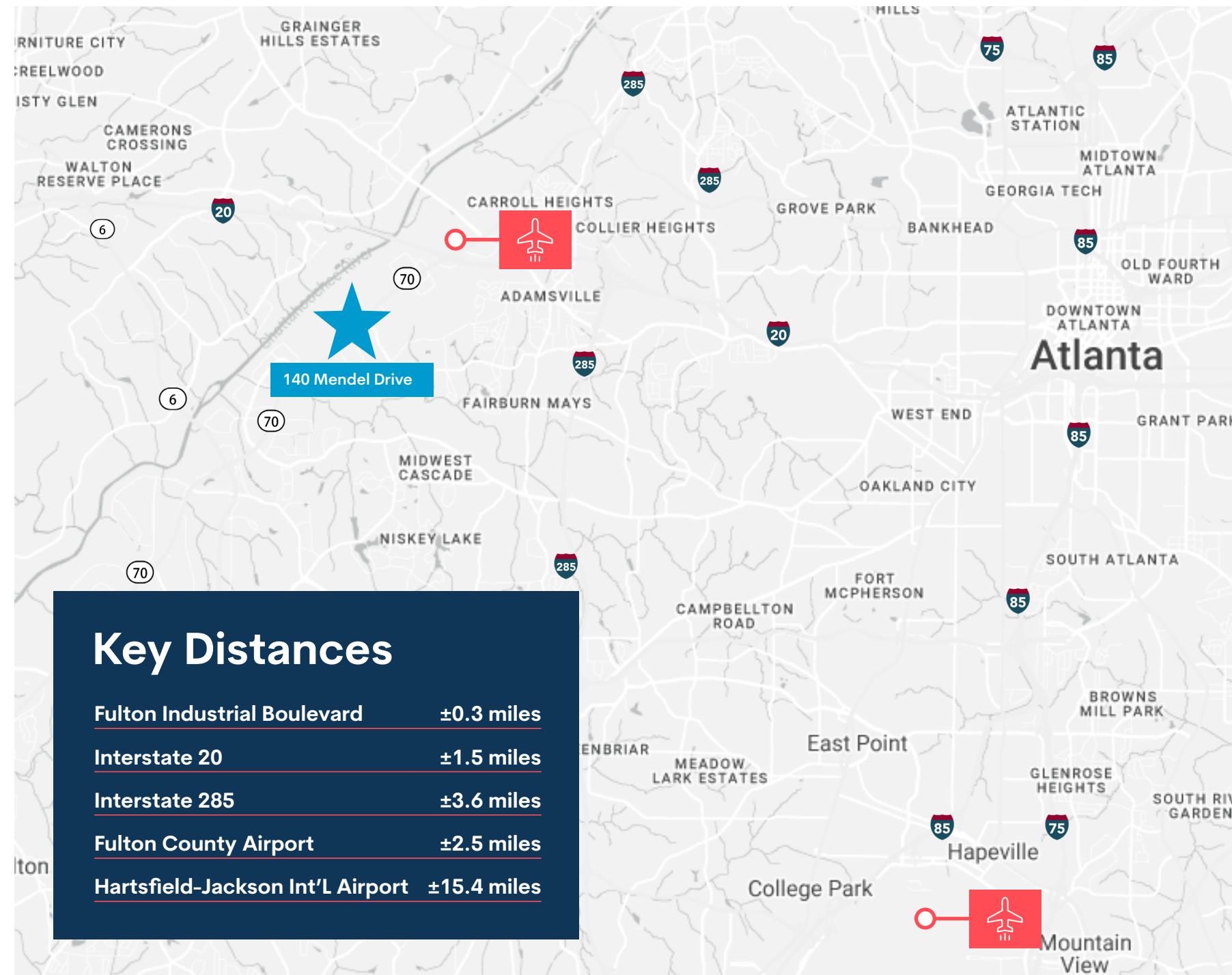
 **±25**
Automobile
Parking

 **5**
Loading
Docks

 **18'**
Min. Clear
Height

 **2**
Drive In Doors
(9' x 10') (10' x10')

 **200'**
Building
Depth



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ATLANTA, GA 30336



Leasing Contacts

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