

FOR LEASE

INDUSTRIAL OUTDOOR AND INDOOR STORAGE / TRUCK TERMINAL

3 Acre site with 32,000 SF building - Dock high and drive-in loading

Minutes from Downtown Atlanta and International Airport

281 Mt Zion Road SW, Atlanta GA



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HABIF
PROPERTIES

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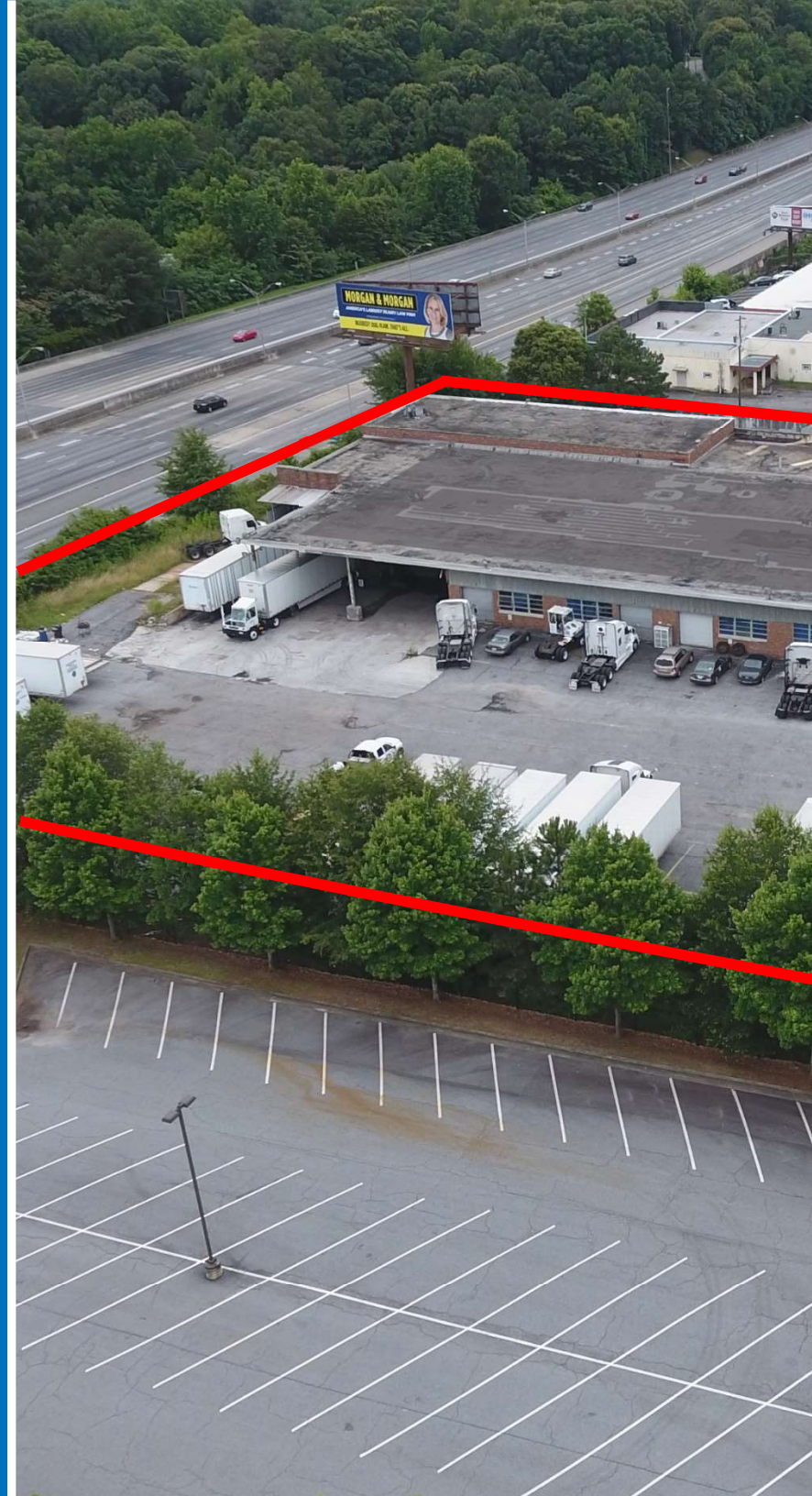
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PROPERTY SUMMARY

- **Property:** 3 acres
- **Outdoor Storage:** 98,000 sf paved and fenced surface lots with electric gate
- **Building:** 32,000 sf includes 10,000 sf warehouse with dock high loading, 1,230 sf air-conditioned office and multiple truck & auto service bays.
- **Loading Doors:**
 - 5 dock high loading doors with levelers
 - 5 oversized truck drive-in service bays
 - 6 drive-in 10' garage doors.
- **Ceiling Height:** 14' in warehouse; 21' in three truck service bays; 12' in other areas.
- **Zoning:** I-1 Light Industrial
- **Location:** One mile from Cleveland Ave interchange on I-75 with easy access to I-85, I-20 and I-285. Minutes from downtown Atlanta, Hartsfield Jackson International Airport and Atlanta's burgeoning Aerotropolis. Excellent visibility from I-75 with 175,000 plus vehicle count per day.
- **Additional Features:**
 - Paint booth
 - Opportunity Zone
 - Metropolitan Parkway Tax Allocation District



RETAIL CORRIDOR OVERVIEW



EXTERIOR PHOTOS - 281 Mt. Zion Rd.



HIGHWAY EXPOSURE - 281 Mt. Zion Rd

Seen by 175,000 Vehicles Per Day on I-75



INTERIOR PHOTOS - 281 Mt. Zion Rd.

