

FOR LEASE OR SALE | 147,093 SF

312 E ELLAWOOD AVE | CEDARTOWN, GA

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM
ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM

PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

PROPERTY DETAILS

312 E ELLAWOOD AVE | CEDARTOWN, GA

AVAILABLE SPACE	147,093 SF
DOCK DOORS	8
DRIVE-IN DOORS	4
YEAR BUILT	1968
LAND AREA	12.85 Acres
FIRE SUPPRESSION	Wet & Dry
POWER	Heavy
ZONING	IND-L: Industrial Light
RAIL ACCESS	Possible
PARCEL ID	C30-001 | C29-053C

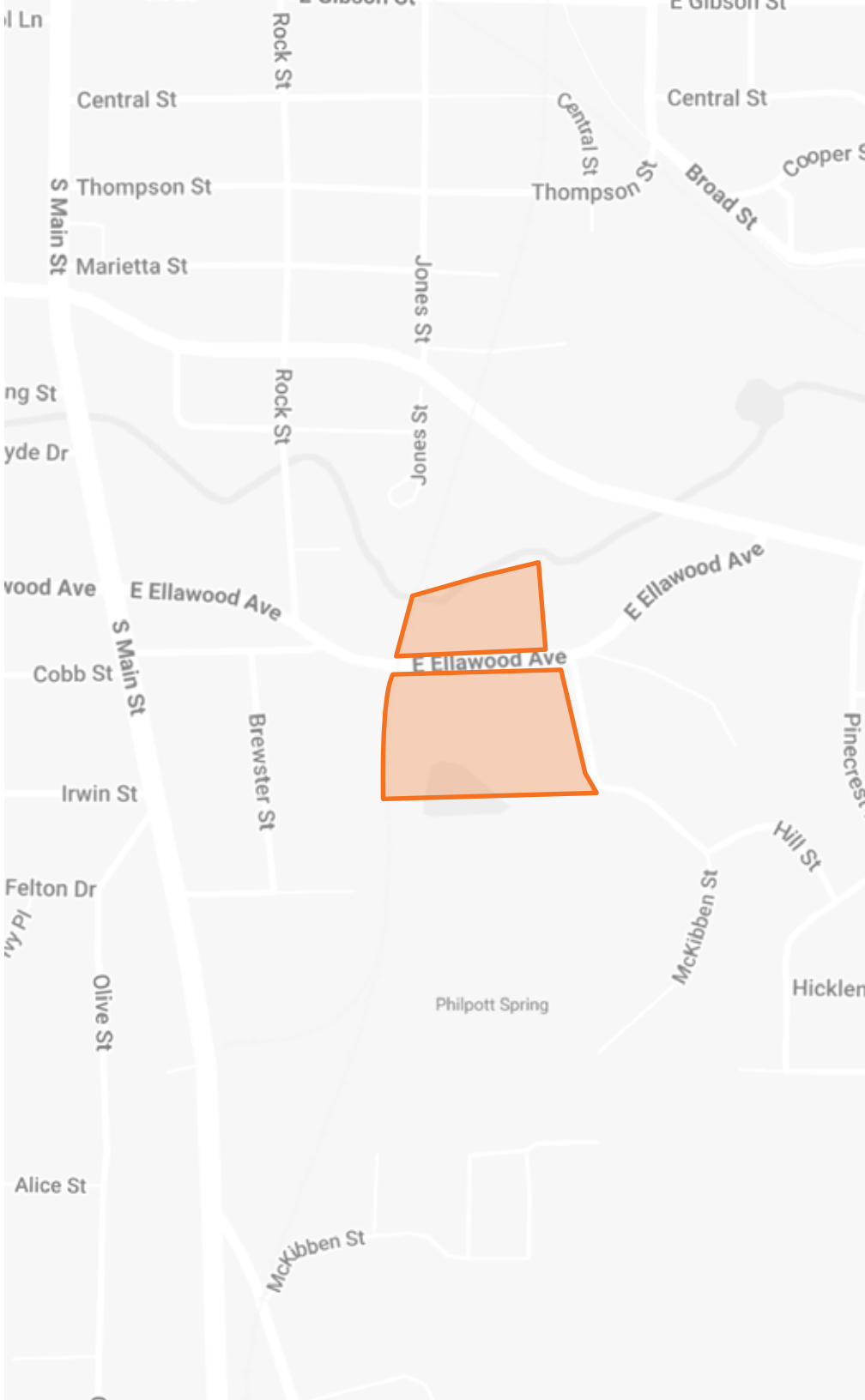
PROPERTY HIGHLIGHTS

CONVENIENT ACCESS TO US HWY 278

STRATEGICALLY LOCATED BETWEEN ATLANTA, BIRMINGHAM, HUNTSVILLE, AND CHATTANOOGA

EXTENSIVE RENOVATIONS TO BE COMPLETED (2026)

ADJACENT TO NORFOLK SOUTHERN RAIL LINE



SITE PLAN

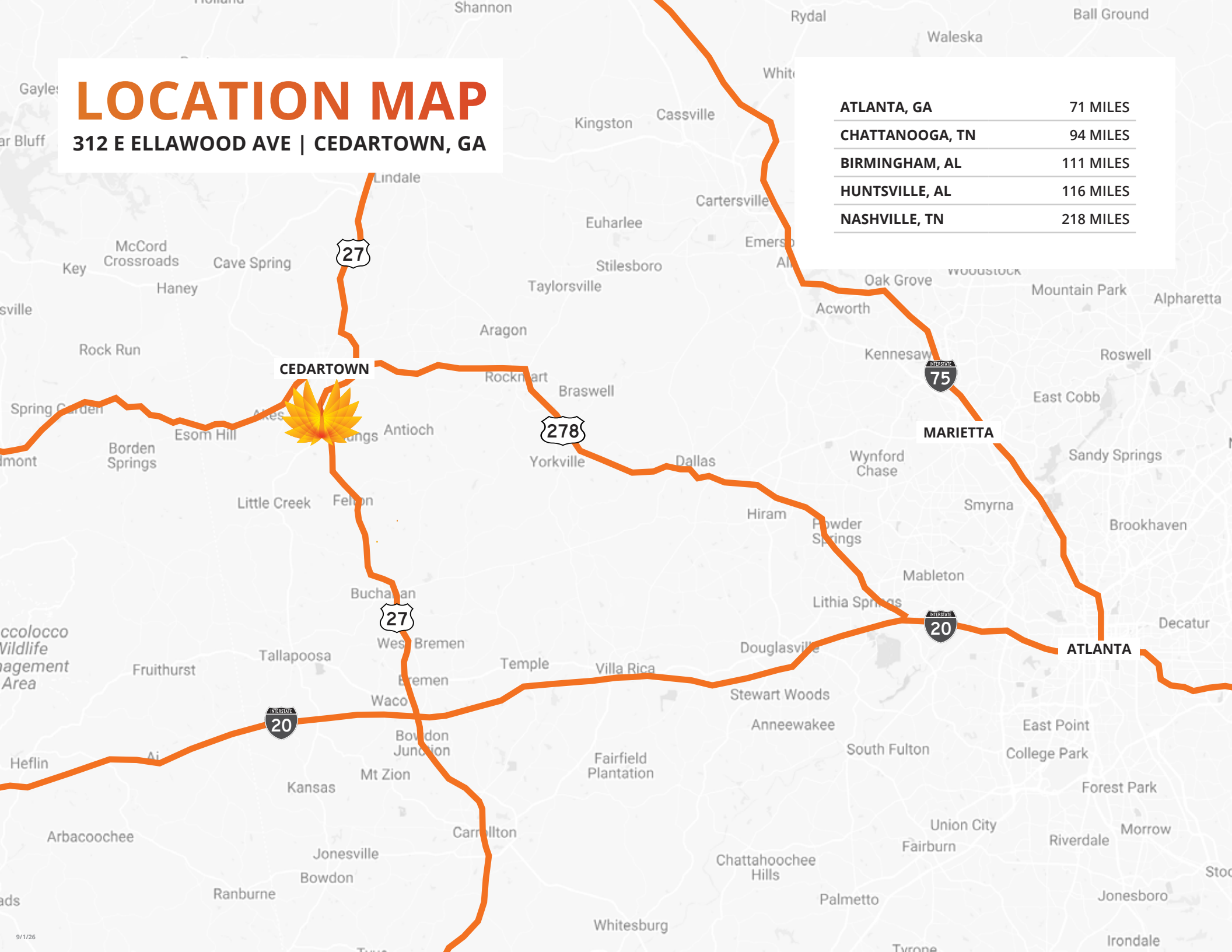
312 E ELLAWOOD AVE | CEDARTOWN, GA



NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	8	4	147,093 SF
TOTAL				**147,093 SF**

LOCATION MAP

312 E ELLAWOOD AVE | CEDARTOWN, GA



ATLANTA, GA	**71 MILES**
CHATTANOOGA, TN	**94 MILES**
BIRMINGHAM, AL	**111 MILES**
HUNTSVILLE, AL	**116 MILES**
NASHVILLE, TN	**218 MILES**

9/1/26