



**CUSHMAN &
WAKEFIELD**

FOR LEASE

**2400
Mellon Ct.**

Decatur, GA 30035

77,568 SF

FOR LEASE **77,568 SF** INDUSTRIAL

BUILDING WITH AMPLE **OVERSIZED**

GROUND AND DOCK LOADING.

ABUNDANT PARKING OPTIONS WITH

90 AUTO PARKS AND

1.5 ACRES OF ADDITIONAL

TRAILER PARKING



[HOME](#)

[PROPERTY DESCRIPTION](#)

[ADDITIONAL DETAILS](#)

[FLOOR PLAN](#)

[SITE PLAN](#)

[LOCATION](#)

For more information, please contact:

GILBERT VALDEZ, SIOR
Managing Director

Mobile +1 404 509 4482

Office +1 404 853 5207

gilbert.valdez@cushwake.com

CHASE WALKER
Sr. Associate

Mobile +1 229 343 0933

Office +1 404 460 8670

chase.walker@cushwake.com

NICK GONZALEZ
Associate

Mobile +1 832 785 8888

Office +1 404 460 8670

nick.gonzalez@cushwake.com

cushmanwakefield.com

Property Highlights

Space Available:	77,568 SF
Office Area:	12,000 SF
Site Area:	9.4 AC
Clear Height:	24'
Loading:	7 dock-high doors 3 drive in doors
Sprinkler:	Fully Sprinkled
Lighting:	LED Throughout
Parking:	90 Auto parks 1.5 AC of Additional Truck Parking
Additional Structures:	Guard Shack, Truck Barn, Maintenance shop



For more information, please contact:

GILBERT VALDEZ, SIOR
Managing Director

Mobile +1 404 509 4482

Office +1 404 853 5207

gilbert.valdez@cushwake.com

CHASE WALKER
Sr. Associate

Mobile +1 229 343 0933

Office +1 404 460 8670

chase.walker@cushwake.com

NICK GONZALEZ
Associate

Mobile +1 832 785 8888

Office +1 404 460 8670

nick.gonzalez@cushwake.com

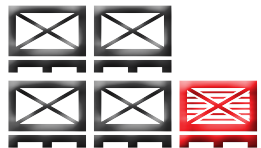
cushmanwakefield.com

Outside Space Available

- External Maintenance Shop features six oversized drive-in bays, a crane, and a washout area, approx. 7,000 SF
- Covered Truck Barn
- Air Conditioned Guard Shack with rest room.
- Approx. 1.5 AC of available outside storage



EXPANDABLE
PARKING



OUTSIDE STORAGE



SINGLE TENANT
BUILDING

For more information, please contact:

GILBERT VALDEZ, SIOR
Managing Director

Mobile +1 404 509 4482

Office +1 404 853 5207

gilbert.valdez@cushwake.com

CHASE WALKER
Sr. Associate

Mobile +1 229 343 0933

Office +1 404 460 8670

chase.walker@cushwake.com

NICK GONZALEZ
Associate

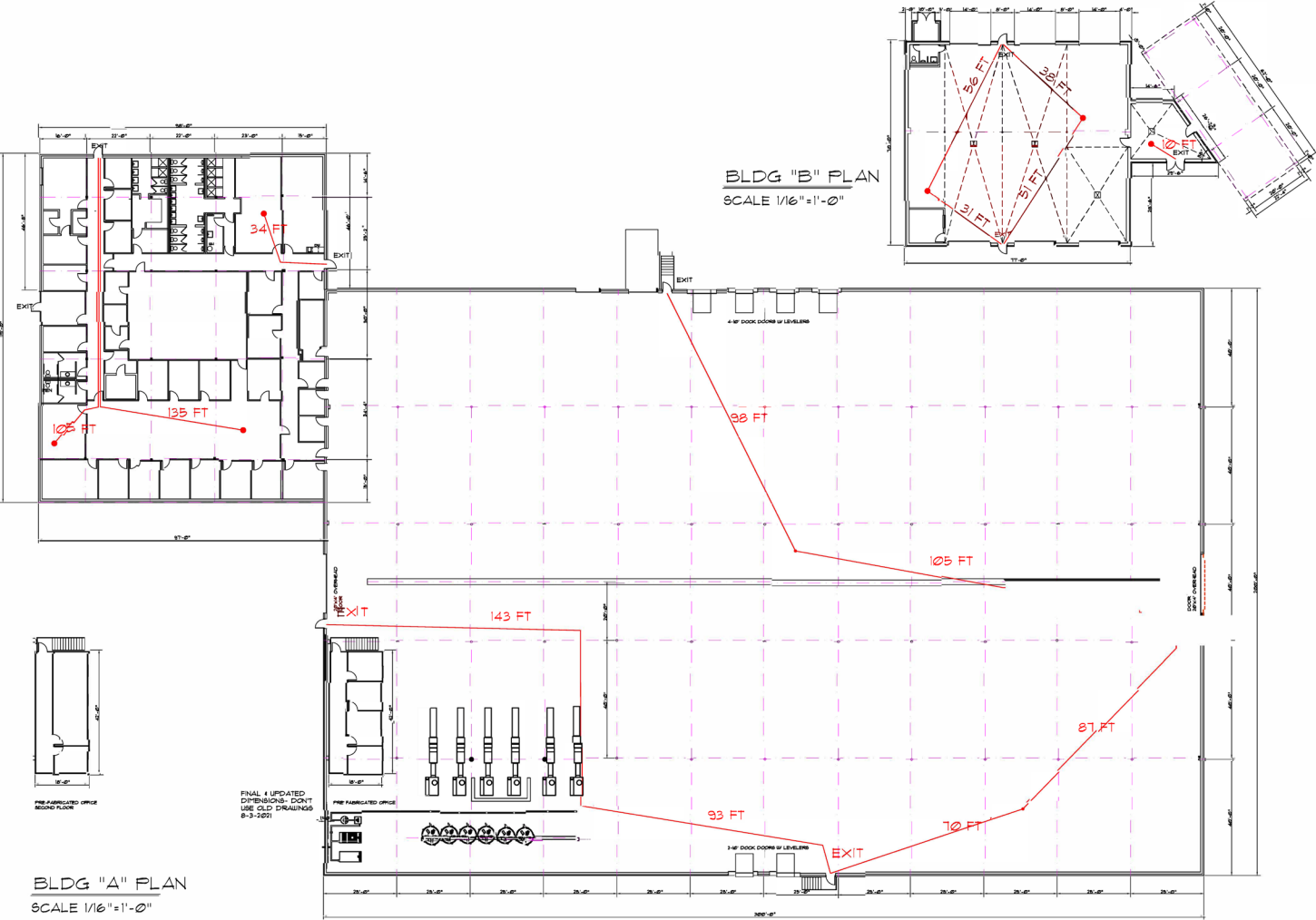
Mobile +1 832 785 8888

Office +1 404 460 8670

nick.gonzalez@cushwake.com

cushmanwakefield.com

Floor Plan



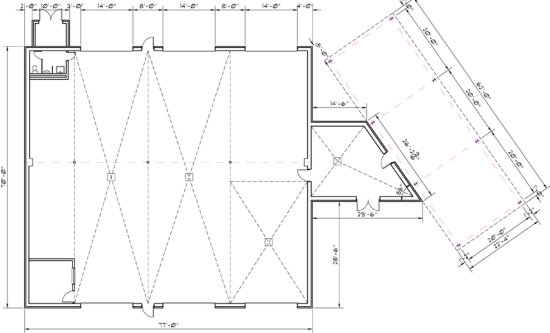
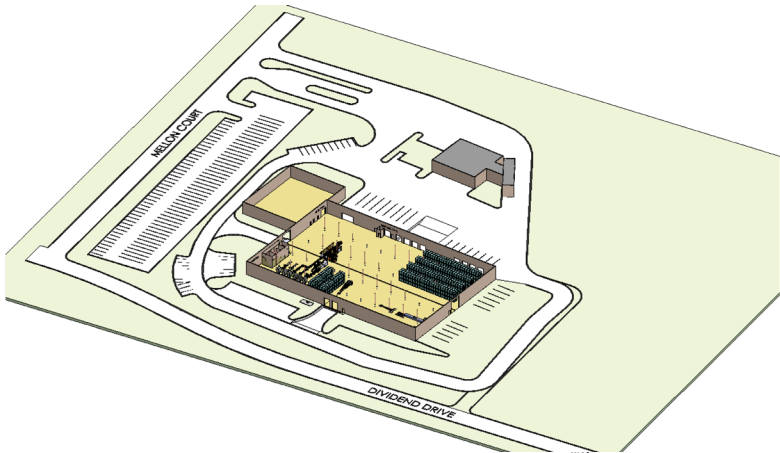
For more information, please contact:

GILBERT VALDEZ, SIOR
Managing Director
Mobile +1 404 509 4482
Office +1 404 853 5207
gilbert.valdez@cushwake.com

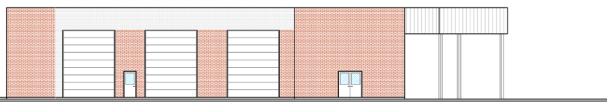
CHASE WALKER
Sr. Associate
Mobile +1 229 343 0933
Office +1 404 460 8670
chase.walker@cushwake.com

NICK GONZALEZ
Associate
Mobile +1 832 785 8888
Office +1 404 460 8670
nick.gonzalez@cushwake.com

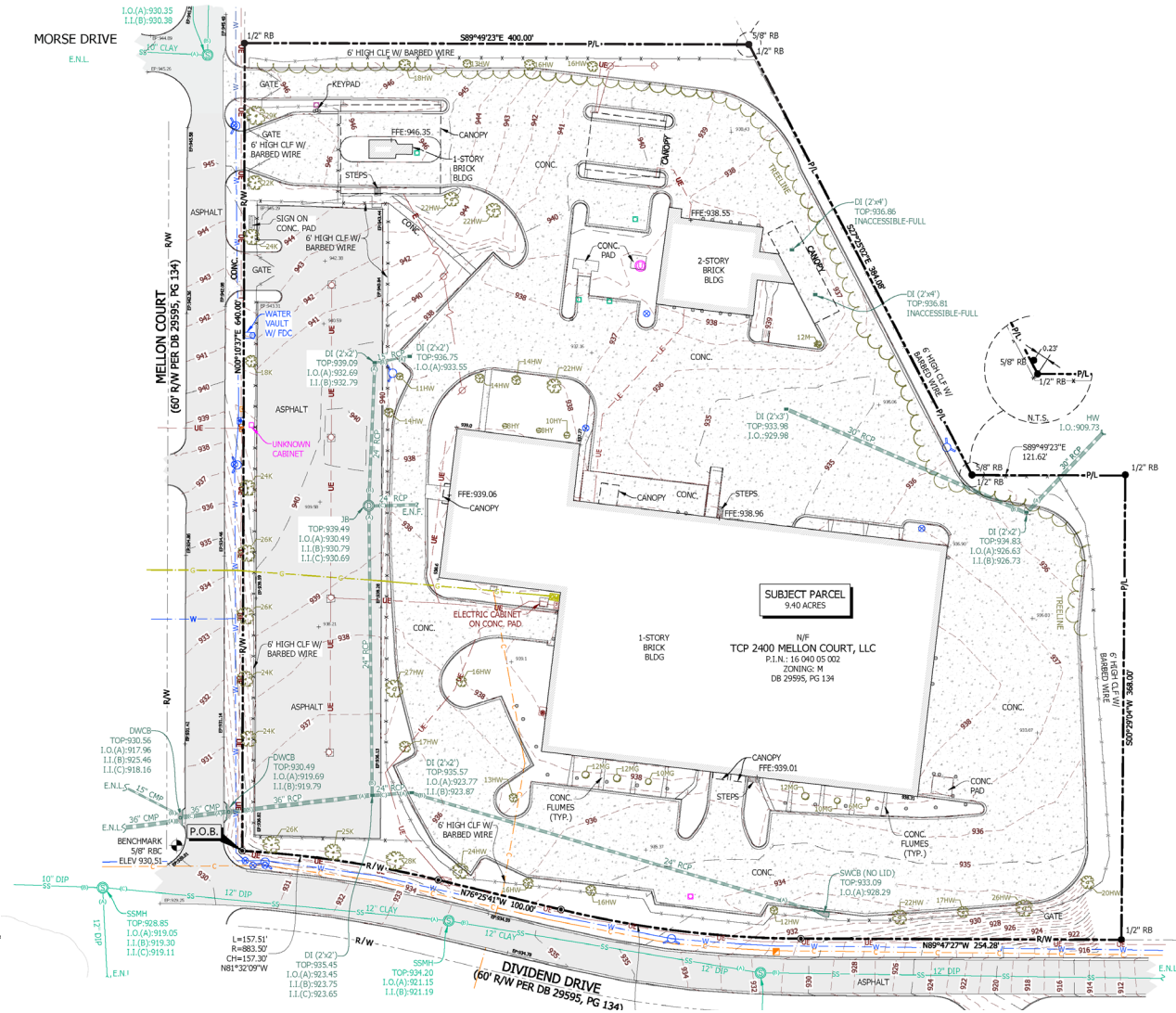
Site Survey



FLOOR PLAN
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/8"=1'-0"



For more information, please contact:

GILBERT VALDEZ, SIOR
Managing Director
 Mobile +1 404 509 4482
 Office +1 404 853 5207
 gilbert.valdez@cushwake.com

CHASE WALKER
Sr. Associate
 Mobile +1 229 343 0933
 Office +1 404 460 8670
 chase.walker@cushwake.com

NICK GONZALEZ
Associate
 Mobile +1 832 785 8888
 Office +1 404 460 8670
 nick.gonzalez@cushwake.com

cushmanwakefield.com

Prime Location



Located in an Opportunity Zone



Strong Labor Node



1.2 mile to I-20 | 3 Miles to I-285



4 Hours to Port of Savannah
10 Min to Rail Yard



3 Regional and International Airports



Ready for Immediate Occupancy



Zoom Tours Available



Brand New Renovations



Trailer and Auto Parking



Entire property Fenced

For more information, please contact:

GILBERT VALDEZ, SIOR
Managing Director

Mobile +1 404 509 4482

Office +1 404 853 5207

gilbert.valdez@cushwake.com

CHASE WALKER
Sr. Associate

Mobile +1 229 343 0933

Office +1 404 460 8670

chase.walker@cushwake.com

NICK GONZALEZ
Associate

Mobile +1 832 785 8888

Office +1 404 460 8670

nick.gonzalez@cushwake.com

cushmanwakefield.com