

FOR LEASE

2400 Mellon Ct.

Decatur, GA 30035

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

77,568 SF

HOME

PROPERTY DESCRIPTION

ADDITIONAL DETAILS

FLOOR PLAN

SITE PLAN

LOCATION

For more information, please contact:

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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

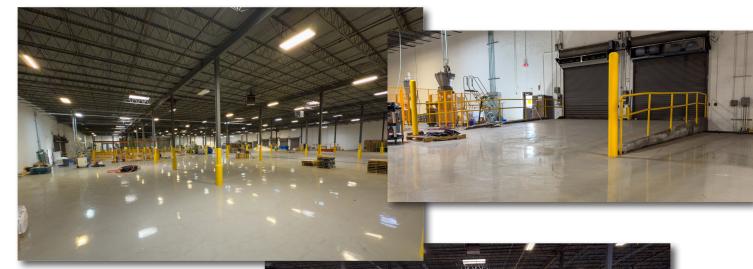
Lighting: LED Throughout

Parking: 90 Auto parks

1.5 AC of Additional Truck Parking

Additional Guard Shack, Truck Barn,

Structures: Maintenance shop



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LOCATION

Outside Space Available

- External Maintence 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 availiable outside storage



EXPANDABLE PARKING



OUTSIDE STORAGE



SINGLE TENANT BUILDING



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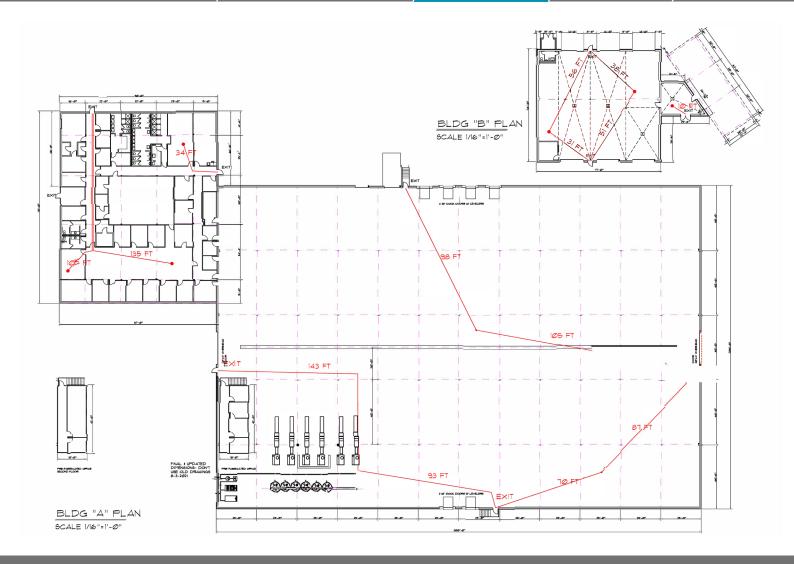
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LOCATION

Floor Plan



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FLOOR PLAN SITE PLAN PROPERTY DESCRIPTION ADDITIONAL DETAILS HOME LOCATION MORSE DRIVE Site Survey MELLON COURT (60° R/W PER DB 29595, PG 134) SUBJECT PARCEL TCP 2400 MELLON COURT, LLC FLOOR PLAN SCALE 1/8"=1'-0" DIVIDEND DRIVE (60' R/W PER DB 29595, PG 1341)

For more information, please contact:

FRONT ELEVATION

GILBERT VALDEZ, SIOR **Managing Director**

CHASE WALKER Sr. Associate

NICK GONZALEZ Associate

cushmanwakefield.com

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HOME

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LOCATION

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

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