

5559 OLD DIXIE RD, FOREST PARK, GA 30297



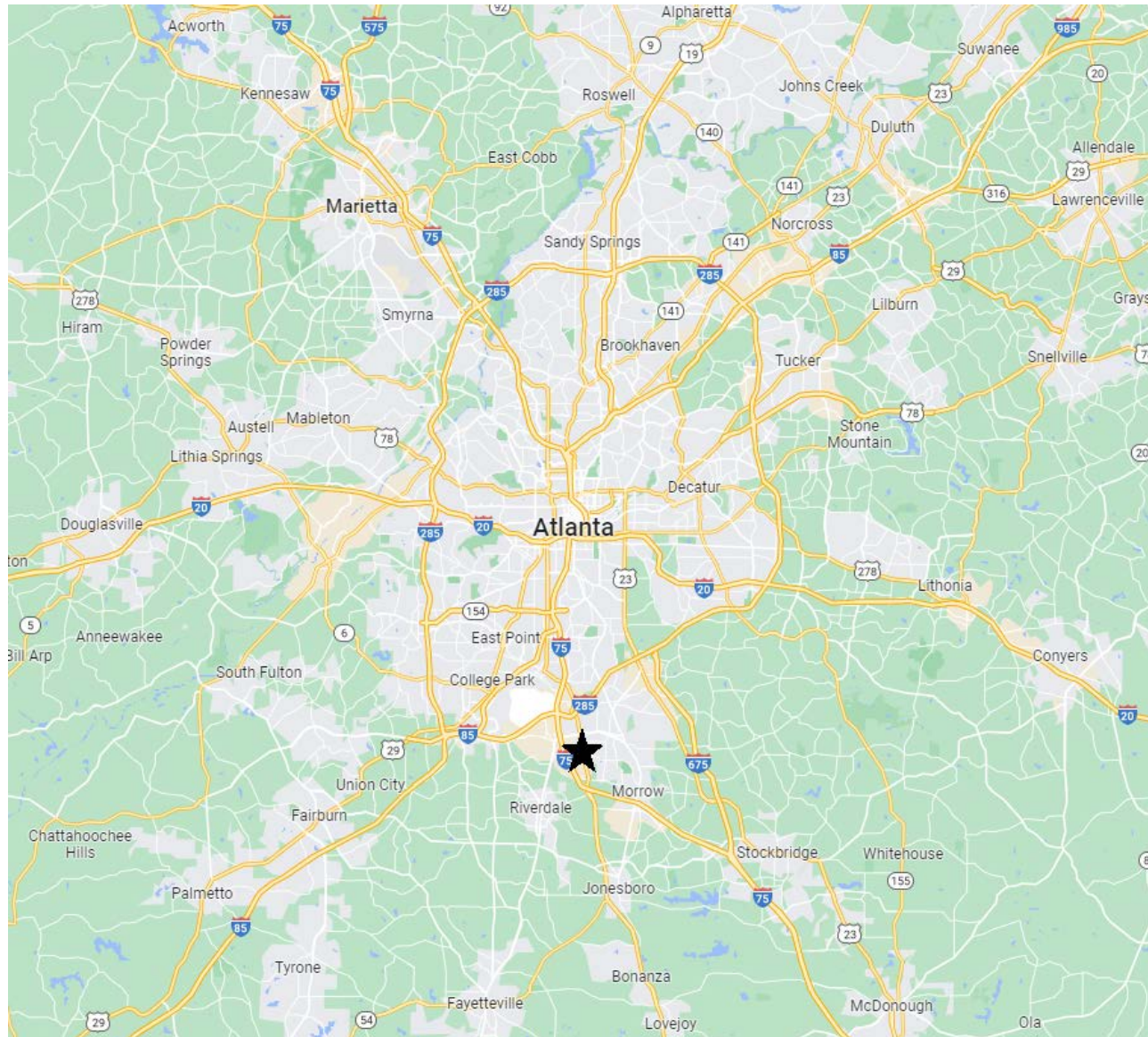
TOMMY WATKINS, SIOR
Direct: 678-904-6803
twatkins@haileyrealty.com

PROPERTY DESCRIPTION

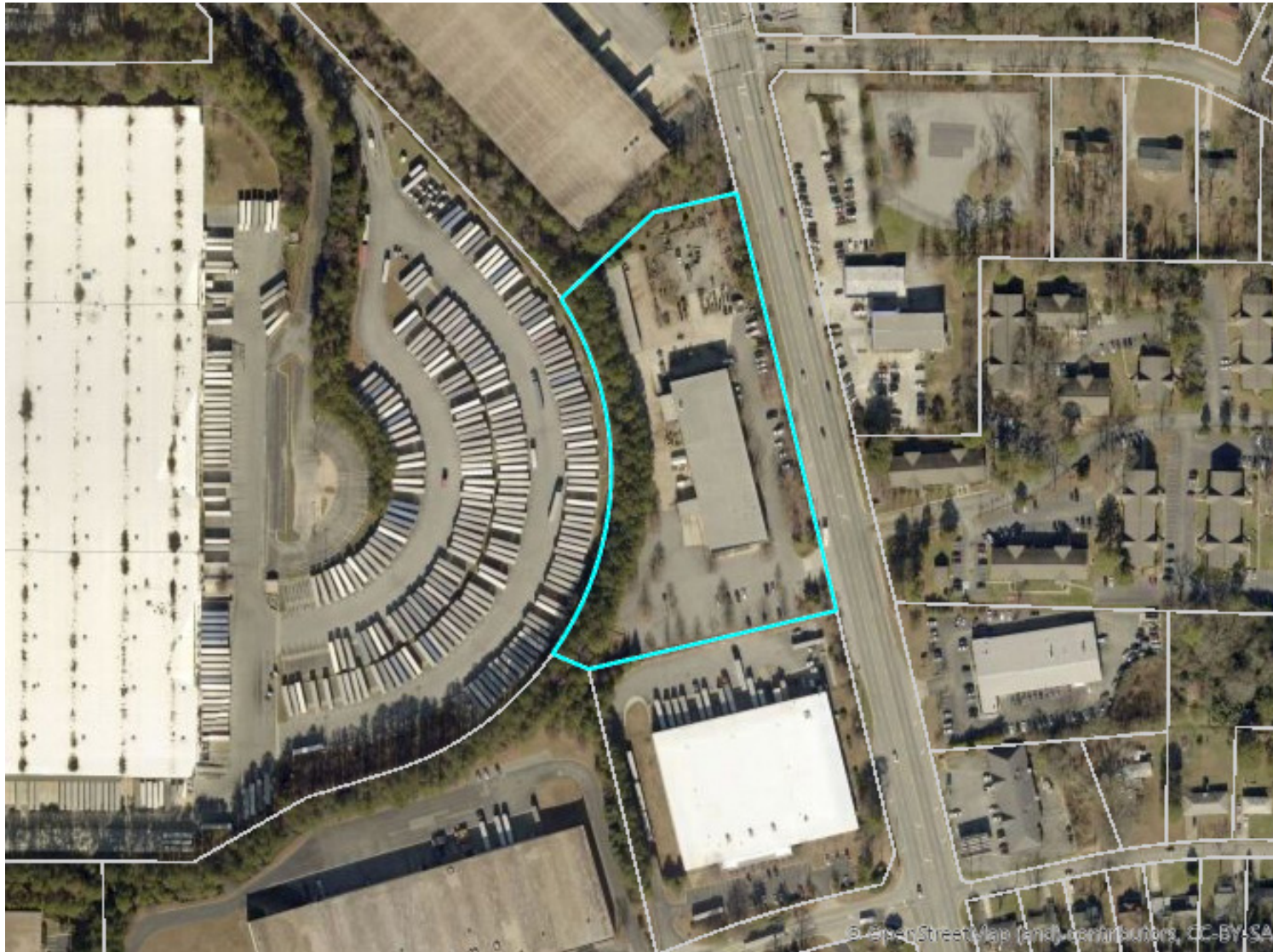
Address:	5559 Old Dixie Rd, Forest Park, GA 30297
Municipality:	Clayton County
Parcel ID:	13084 084012
Property Location:	Approximately 2 miles to Exit 237 (Forest Pkwy) at I-75; 1.5 miles to Exit 235 (old Dixie Hwy); 2 miles to Exit 58 at I-285; 4.5 miles to Hartsfield-Jackson Airport
Submarket:	Airport/North Clayton
Zoning:	HI – Heavy Industrial
Acreeage:	5.45 Acres
Year Built:	2000
Construction Material:	Tilt-up/Steel
Total Building SF:	±37,900 SF (±30,000 SF footprint)
Total Office SF:	±14,500 SF (7,900 SF mezzanine)
Total Warehouse SF:	±23,400 SF
Clear Height:	26'

Loading:	Side-Load Configuration; 2 dock-high position; 2 van-hi positions; 3 grade-level doors
Roof:	Metal
Outside Storage Area:	Fenced
Covered Outside Storage:	5,250 SF
Parking:	98 Auto Spaces
Sprinkler:	Yes
Power:	600 Amps – 3 phase
Floodplain:	No
Other:	Oil/Water Separator Paint Booth

MAP



AERIAL





ZONING

Heavy
Industrial
(HI)

