

4470 Greer Circle

STONE MOUNTAIN, GA



SPILLER INDUSTRIAL
Real Estate Advisors, LLC



PROPERTY HIGHLIGHTS

- TOTAL FOOTPRINT:** 118,892 SF
- BUILDING MEZZANINE:** 45,650 SF
- FIRST FLOOR OFFICE:** 3,200 SF +/-
- MEZZANINE OFFICE:** 7,800 SF +/-
- CLEAR HEIGHT:** 39'
- LOADING:** 39 - 9' x 11' Dock High
 - ▶ 6 with 35,000 lb Pit Levelers
 - ▶ 33 with EOD Levelers
- 1 - 12' x 14' Ramped Drive-In
- 1 - 10.5' x 12' Ground Level
- 1 - 12' x 14' Ground Level



LOCATION OVERVIEW

Excellent access to Stone Mountain Freeway and Mountain Industrial Boulevard.

ADDITIONAL FEATURES:

- ▶ 60 Mil- TPO Membrane Roof System
- ▶ Expandable by 86,970 SF +/-
- ▶ Large Fenced Truck Court
- ▶ Extra Hazard, Group 2 Sprinkler System
- ▶ 2,500A 277/480V 3-Phase

RICK SPILLER, SIOR 404.771.3673 SIOR rick@spillerindustrial.com	ROSS SPILLER 678.983.8445 ross@spillerindustrial.com	STEVE RICHARDSON 703.303.2705 steve@spillerindustrial.com
---	---	--

4470 Greer Circle
STONE MOUNTAIN, GA



SPILLER INDUSTRIAL
Real Estate Advisors, LLC

EXTERIOR



LOADING

RICK SPILLER, SIOR
404.771.3673  SIOR
rick@spillerindustrial.com

ROSS SPILLER
678.983.8445
ross@spillerindustrial.com

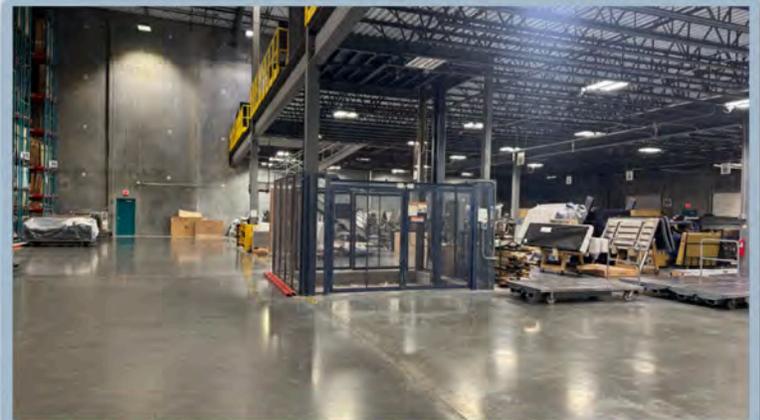
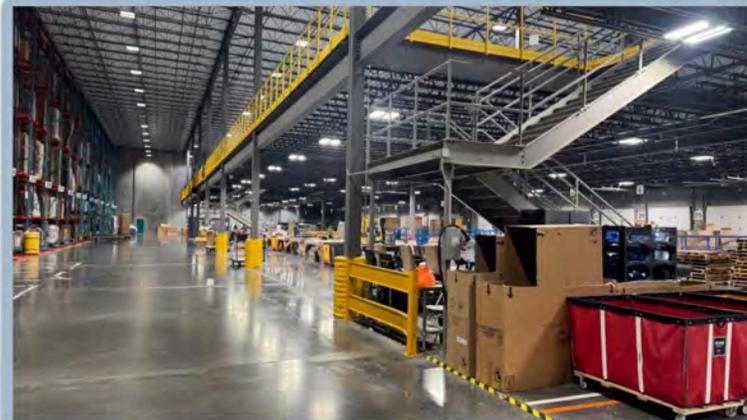
STEVE RICHARDSON
703.303.2705
steve@spillerindustrial.com

4470 Greer Circle
STONE MOUNTAIN, GA



SPILLER INDUSTRIAL
Real Estate Advisors, LLC

WAREHOUSE



RICK SPILLER, SIOR

404.771.3673  SIOR

rick@spillerindustrial.com

ROSS SPILLER

678.983.8445

ross@spillerindustrial.com

STEVE RICHARDSON

703.303.2705

steve@spillerindustrial.com

4470 Greer Circle

STONE MOUNTAIN, GA



SPILLER INDUSTRIAL
Real Estate Advisors, LLC



**MEZZANINE
OFFICE**



RICK SPILLER, SIOR

404.771.3673  SIOR

rick@spillerindustrial.com

ROSS SPILLER

678.983.8445

ross@spillerindustrial.com

STEVE RICHARDSON

703.303.2705

steve@spillerindustrial.com