

Industrial Flex Building FOR SALE

181

Armour Drive NE
Atlanta, GA 30324

18,200 SF



Michael Bennett
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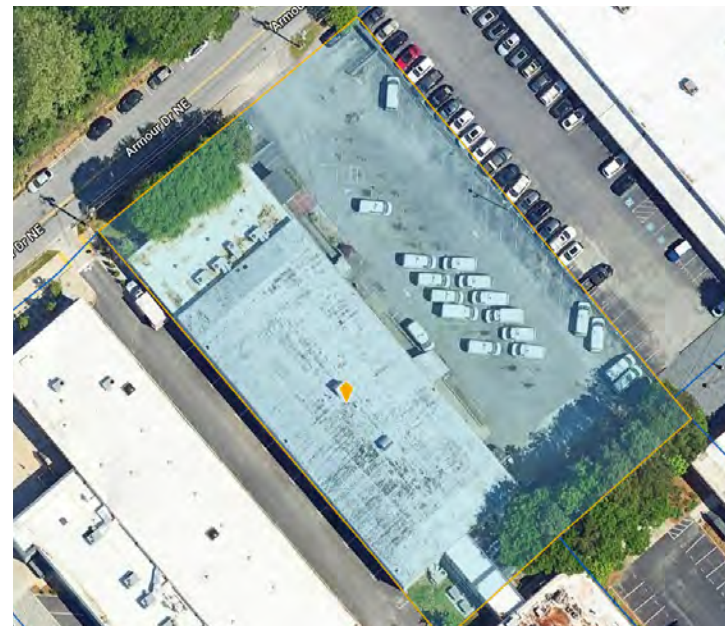


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cresa

Property Highlights

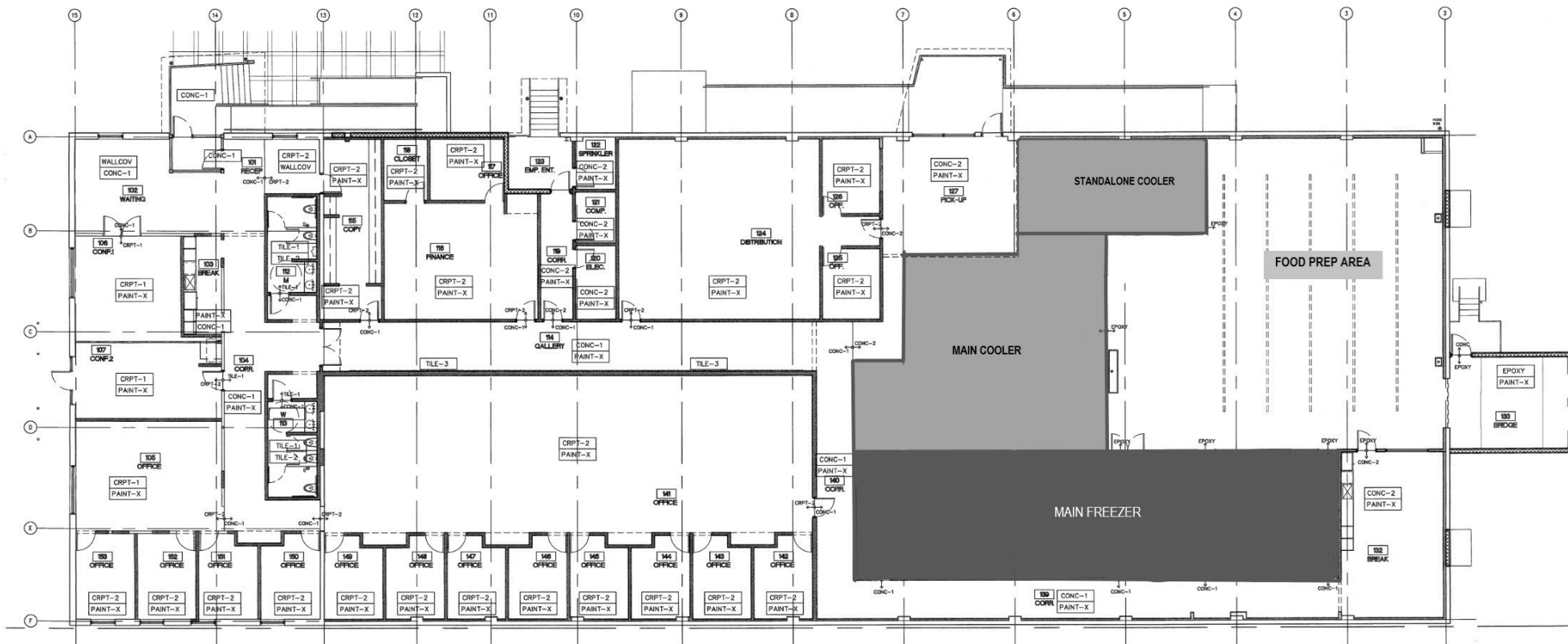
- 18,200 SF freestanding building on 1.10 acres
- $\pm 8,400$ SF class-A office
- $\pm 6,800$ SF freezer/cooler space (to be removed by current tenant upon lease expiration)
- ± 50 parking spots
- Building to be vacant upon sale
- Centrally located in Midtown Atlanta
- Supply constrained location
- Can recapture loading doors
- Immediate access to I-85 & Atlanta Beltline
- $\pm 15'$ Clear Height Minimum
- Zoned I-1 (Light Industrial)



Cresa is pleased to showcase
181 Armour Dr NE,
 a stand-alone facility spanning over 18,200 square
 feet and located in the heart of Atlanta.

This property boasts a prime location with
 convenient access to two major interstates (I-85 and
 I-75). The opportunity to acquire industrial zoned
 parcels in this submarket is extremely rare, and is
 prime for an owner-user, investor, or adaptive reuse.

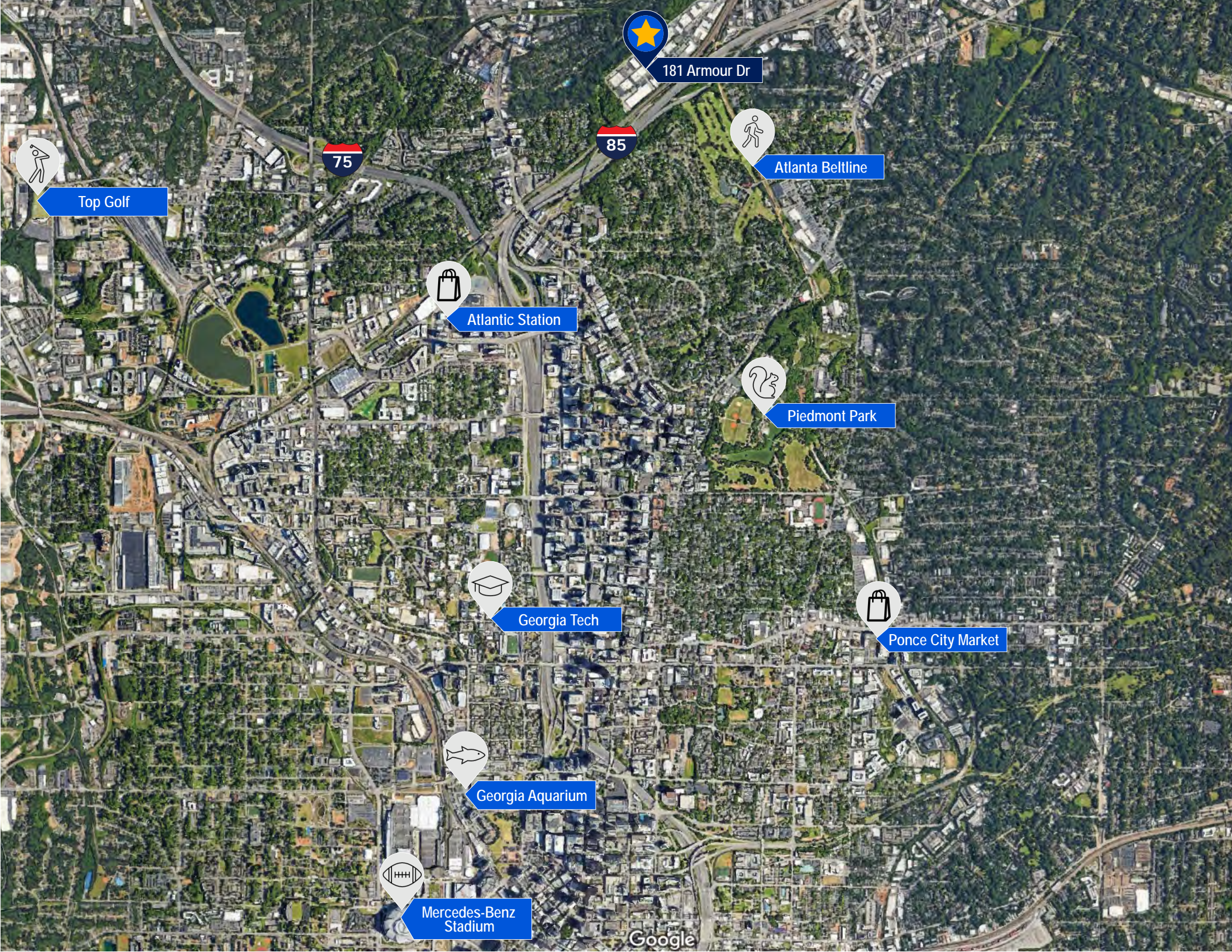
Armour Dr NE





181 Armour Dr





Top Golf



181 Armour Dr



Atlanta Beltline



Atlantic Station



Piedmont Park



Georgia Tech



Ponce City Market



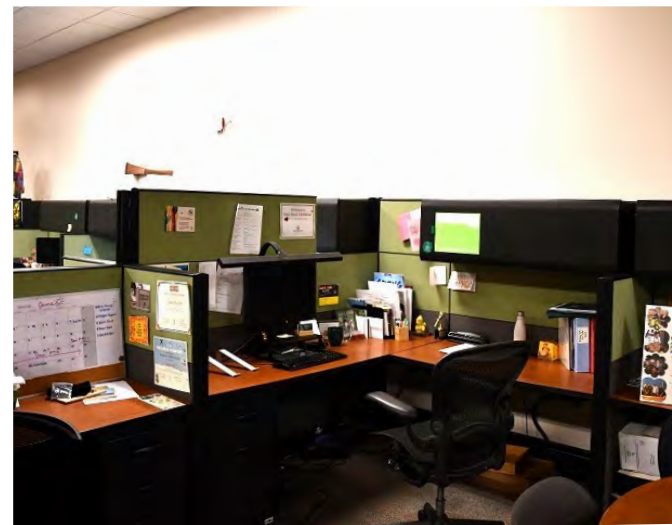
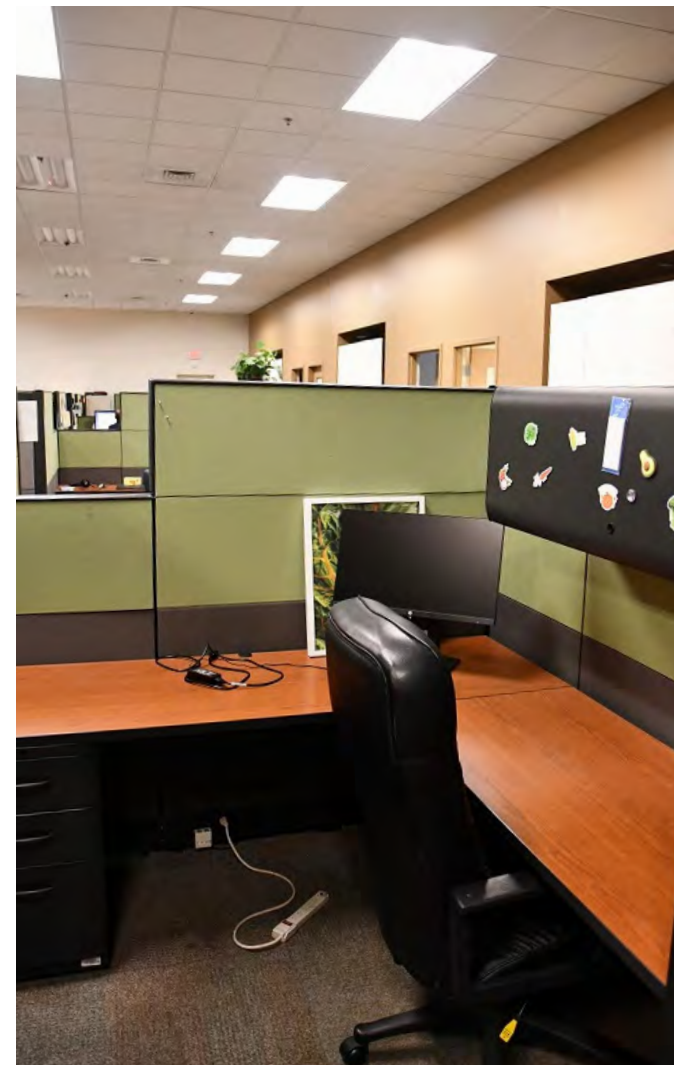
Georgia Aquarium



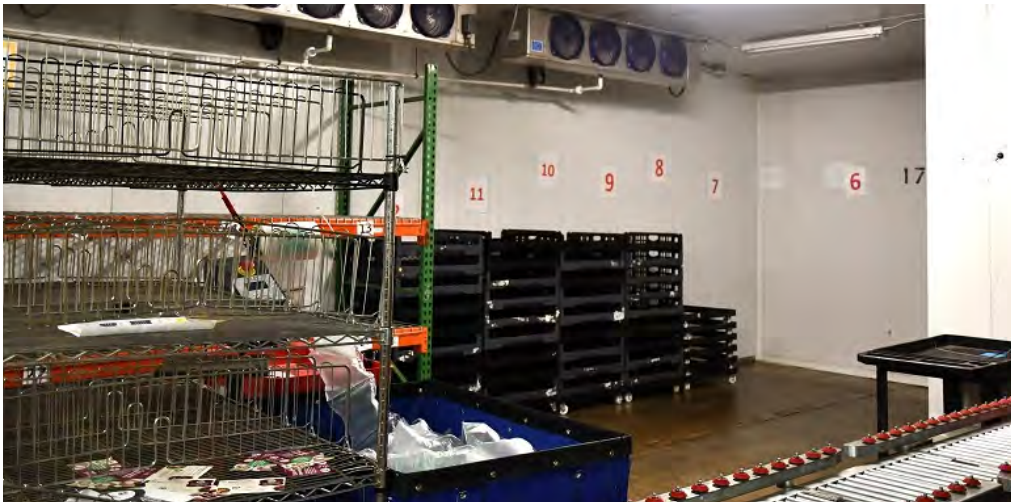
Mercedes-Benz Stadium

Google

Office



Warehouse



For More Information

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