

FOR LEASE

Cooler/Freezer/ Food Production Facility

2194 Marietta Blvd, NW
Atlanta, GA 30318



63.680 Square Feet

- Zoning I1
- 70% Refrigerated /Freezer
- Office Space: 9,344 sf
- 18 Truck Docks
- USDA Floor Drains
- Food Processing



THE WESLEY COMPANY
COMMERCIAL REAL ESTATE



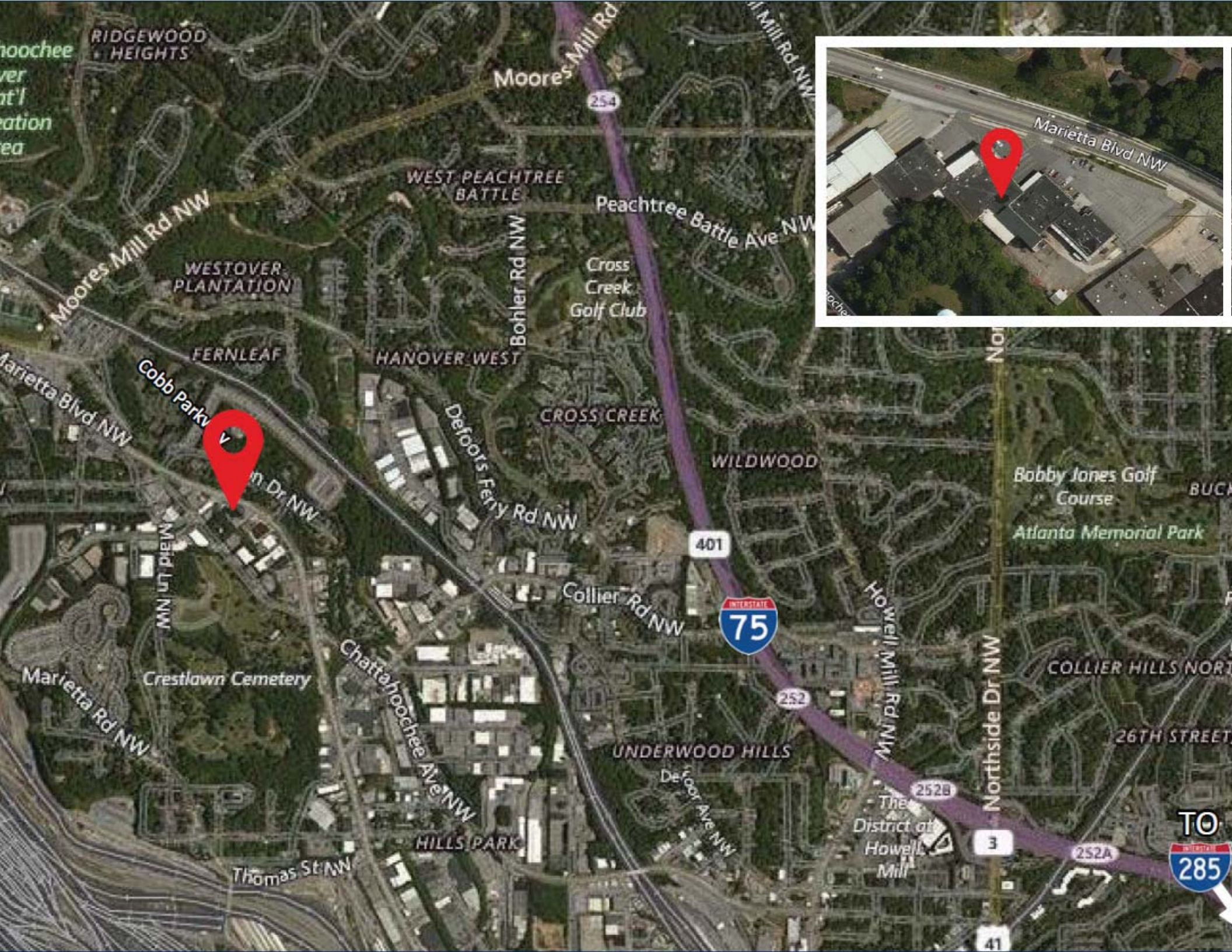
For more information call:

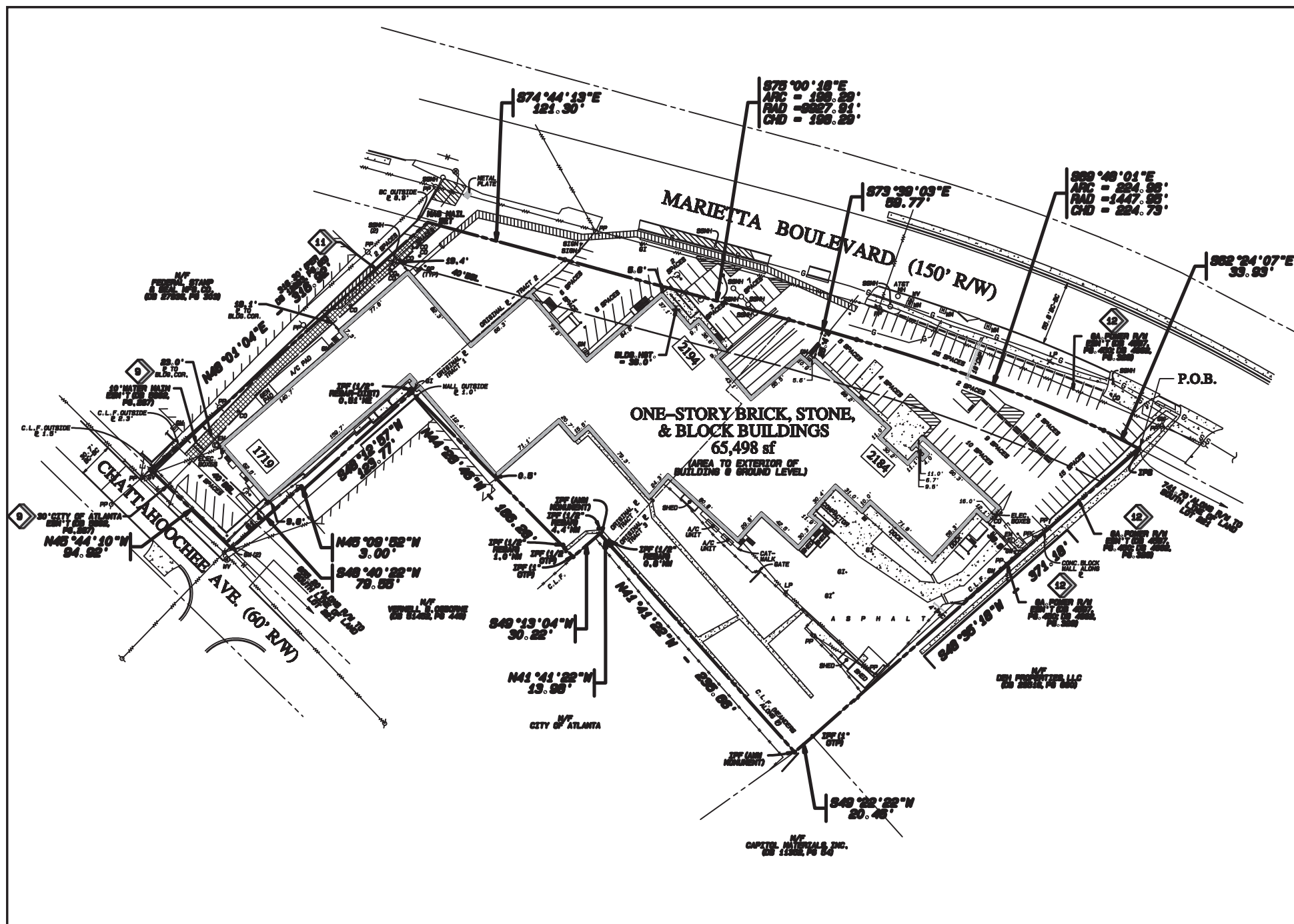
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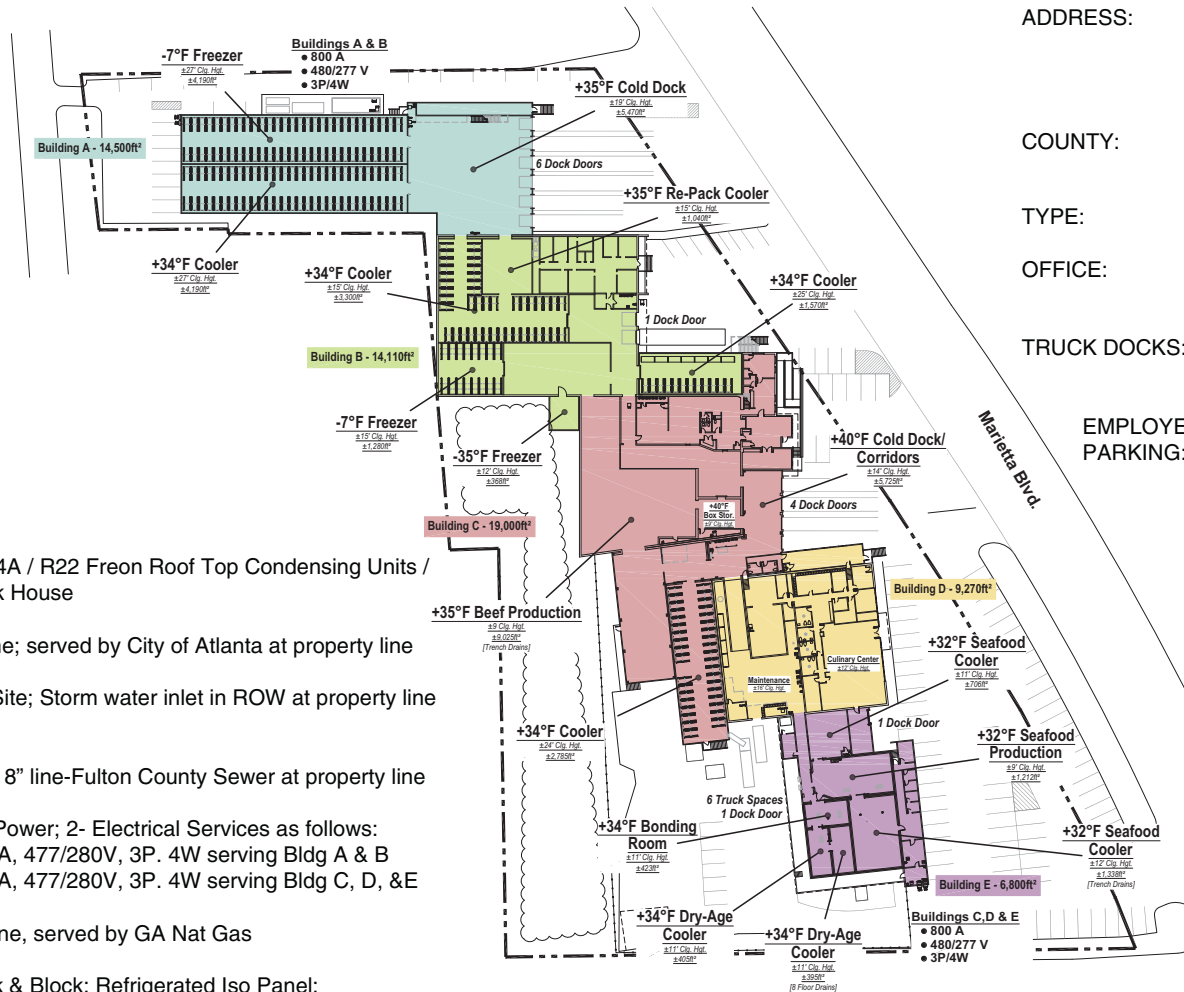
63.680 Square Feet

- Upper West Side
- Great access to I-285 and I-75
- Land 3.75 Acres
- Renovated 1999
- 18 Truck Docks
- 105 parking spaces
- Clear height 15'-27'
- Food Processing Building C
- Commissary Space Building C
- Ovens are in Building C
- Ideal for a Brewery
- Refrigerators are Racked
- 70% Refrigerated/ Freezer
- Office Space: 9,344 sf
- Zoning I1
- USDA Floor Drains
- 800AMP 477/280V, 3Phase Building A&B
- 800AMP 477/280V, 3Phase Building C, D&E
- Previously occupied by Buckhead Beef
- Buildings D & E would work well as a restaurant









REFRIGERATION: R404A / R22 Freon Roof Top Condensing Units / Rack House

WATER: 8" line; served by City of Atlanta at property line

STORM RETENTION: Off Site; Storm water inlet in ROW at property line

SEWER: Yes; 8" line-Fulton County Sewer at property line

ELECTRICIAL: GA Power; 2- Electrical Services as follows:
800 A, 477/280V, 3P. 4W serving Bldg A & B
800 A, 477/280V, 3P. 4W serving Bldg C, D, & E

NATURAL GAS: 8" Line, served by GA Nat Gas

CONSTRUCTION: Brick & Block; Refrigerated Iso Panel;

YEAR BUILT: Circa 1967; 1999

SITE DESCRIPTION: Irregular - 641.30' on Marietta Blvd; 96.98' on Chattahoochee Ave

AVAILABLE: 63,680 SF on 3.753 ac

NAME: SYSCO Corporation
(Buckhead Beef Company)

ADDRESS: 2194 Marietta Blvd NW, Atlanta,
GA 30318-2136
(includes 2184 Marietta Blvd NW;
1715 Chattahoochee Ave NW)

COUNTY: Fulton County, City of Atlanta
(incorporated)

TYPE: Food Processing / Distribution

OFFICE: 9,344 SF 1st Floor; 400 SF
mezzanine

TRUCK DOCKS: 18 Truck Level Docks (Positions)

EMPLOYEE
PARKING: 105 spaces

Area A -	14,500 ft ²
Area B -	14,110 ft ²
Area C -	19,000 ft ²
Area D -	9,270 ft ²
Area E -	6,800 ft ²
Total -	63,680ft ²