

FOR LEASE

 AMERICAN CAPITAL PROPERTIES

MELLON COURT
2300 MELLON COURT
DECATUR, GA 30035



OVERVIEW

- » Stand-alone 23,593 sf brick building, ready to lease
- » Set in a cul-de-sac 1.45 acre lot in Snapfinger Woods Industrial Park
- » Outside storage area
- » Ample parking, fenced yard
- » Easy access for tractor-trailer entry and parking
- » Sprinklers and new roof

AVAILABLE SPACE

- » House your entire business here with generous office space and an expansive warehouse
- » 2,630 rsf of office space; 20,963 rsf warehouse
- » 8 docks and 1 drive-in door
- » Clear ceiling height of 18'

LOCATION

- » Off I-20 and Panola Road in Dekalb County
- » Convenient access to I-20, Hwy 278 and I-285

ASKING RATE

- » \$2.95/sf/year

LEASE TYPE

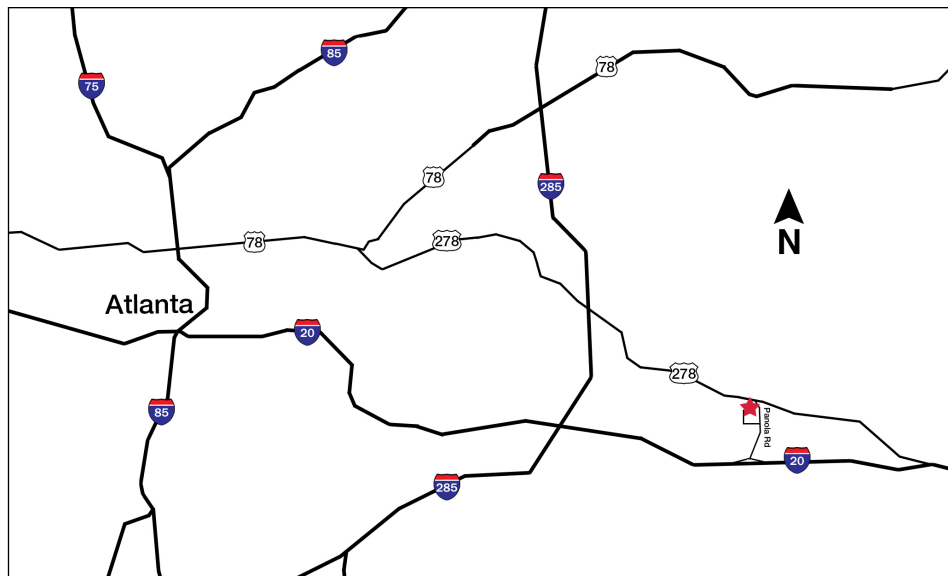
- » NNN

SPACE AVAIL

- » 23,593 rsf
 - 2,630 rsf office
 - 20,963 rsf warehouse

FOR LEASING INFORMATION, PLEASE CONTACT:
KENT WALKER
770.530.0896
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

AERIAL MAP | ROAD MAP



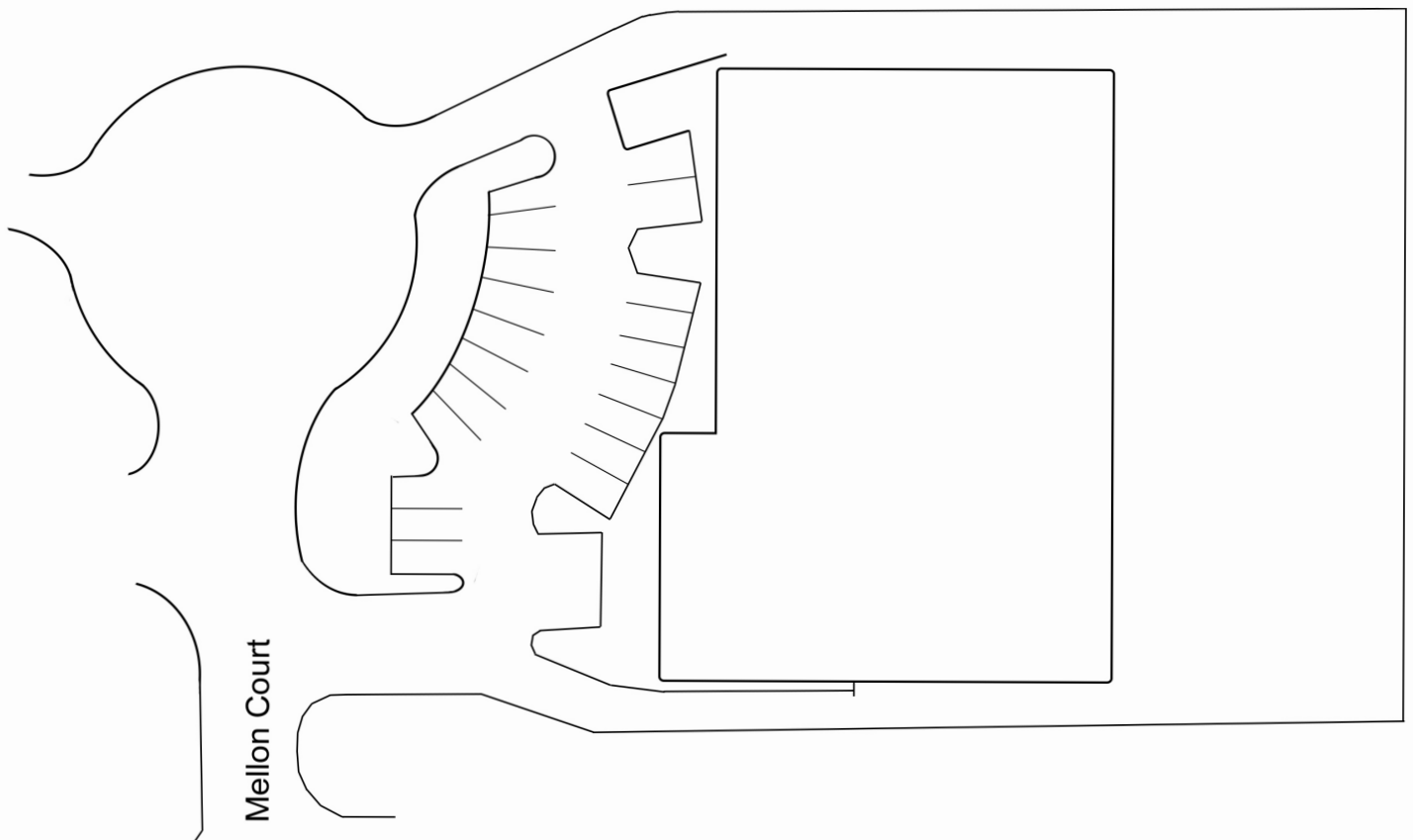
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SITE MAP



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ADDITIONAL PHOTOS



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