

FOR SUBLEASE

# 474,425 SF Warehouse

2160 Anvil Block Road, Forest Park, GA 30297



PROPERTY PHOTOS  
HERE

**±474,425 SF**  
Warehouse

**36'**  
Clear Height

**ESFR**  
Sprinkler System

**56'6" X 48'**  
Column Spacing

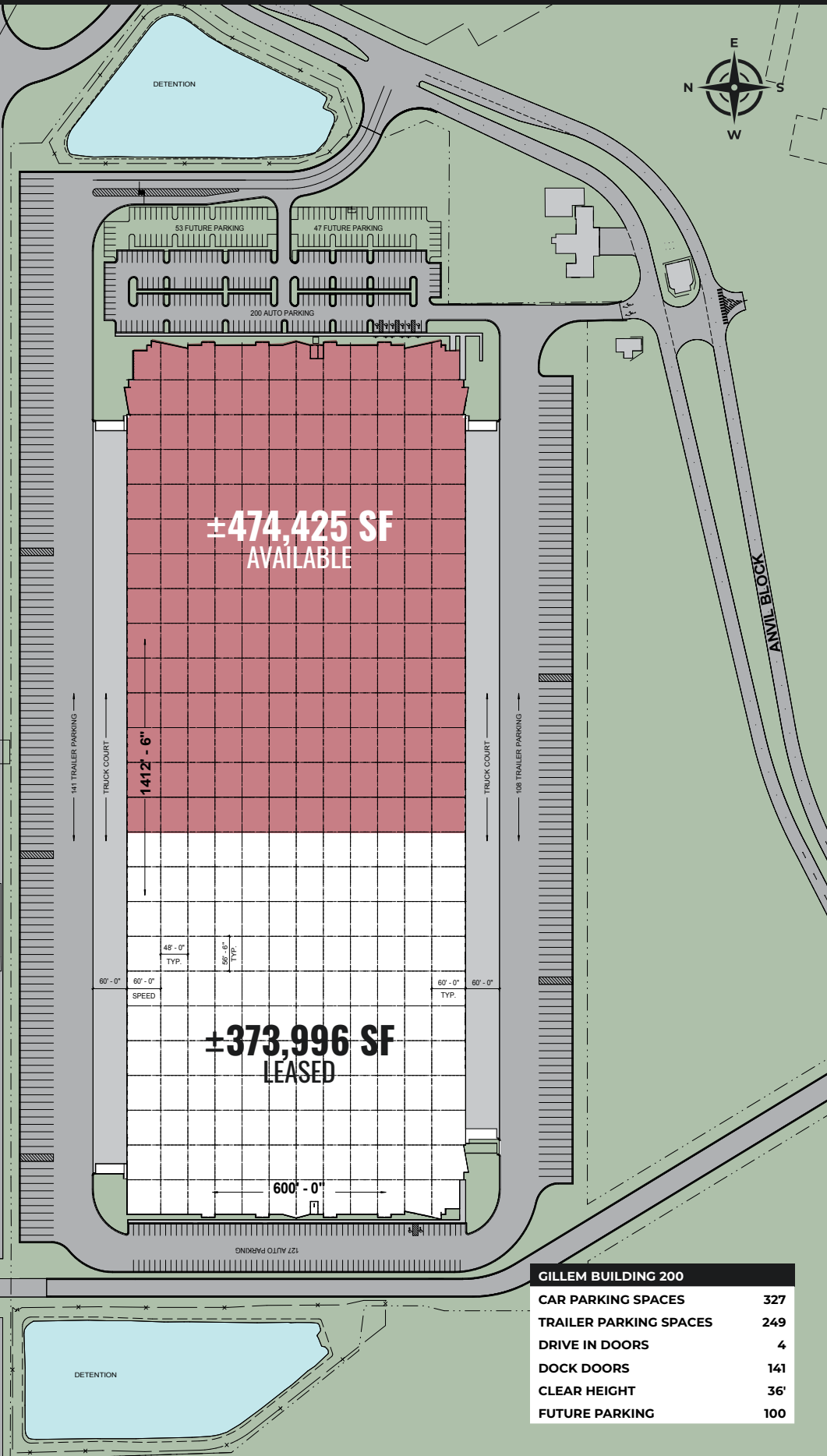
**I-675**  
1.2 Miles

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# Site Plan



**848,421 SF**  
Building

**±474,425 SF**  
Available

**36'**  
Clear Height

**71**  
9'x10' Dock High Doors

**2**  
12'x16' Drive-In Doors

**CONCRETE**  
Tilt-Up Construction

**155**  
Trailer Parking Spaces

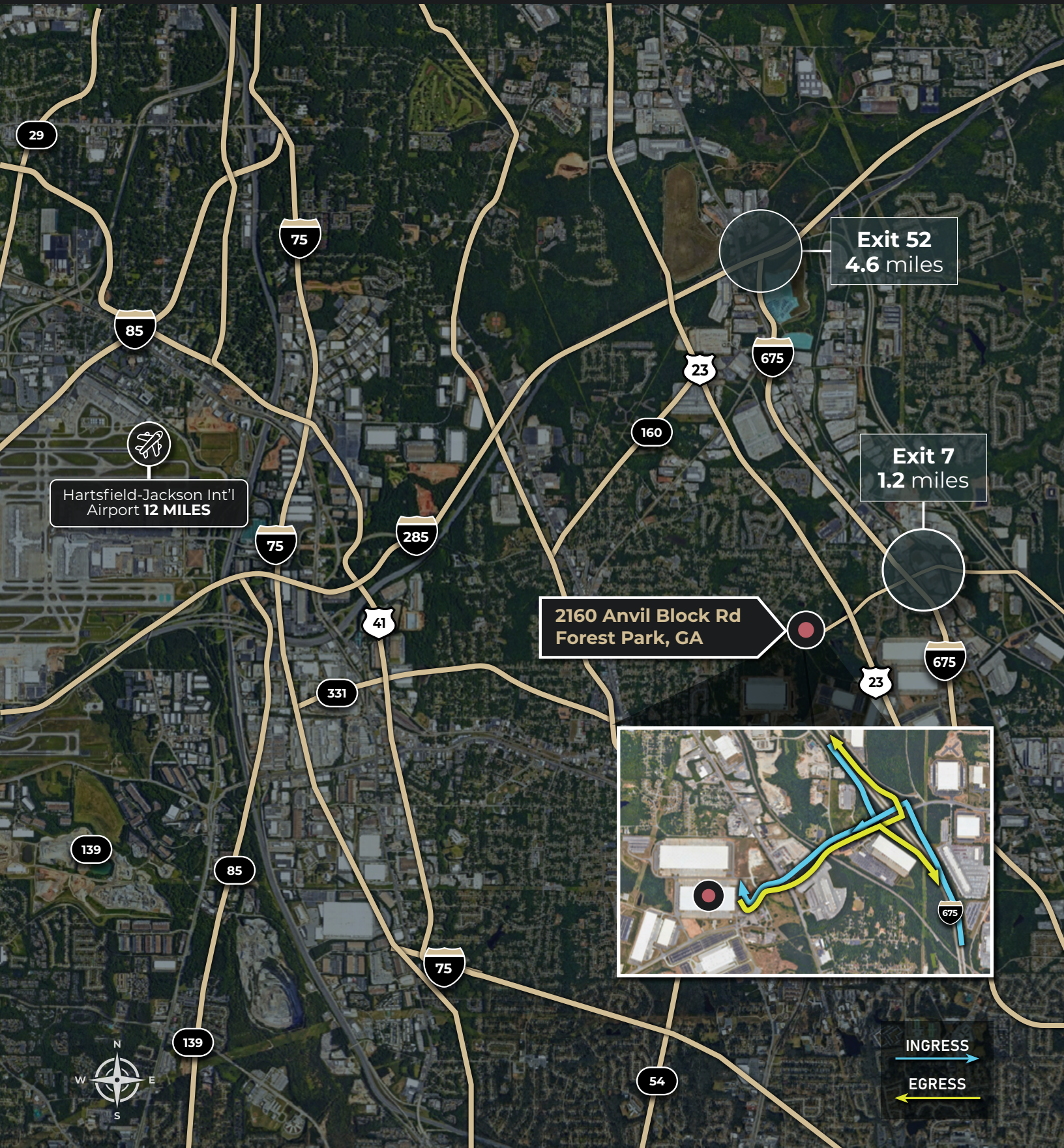
**170**  
Auto Parking Spaces

**60'**  
Speed Bay

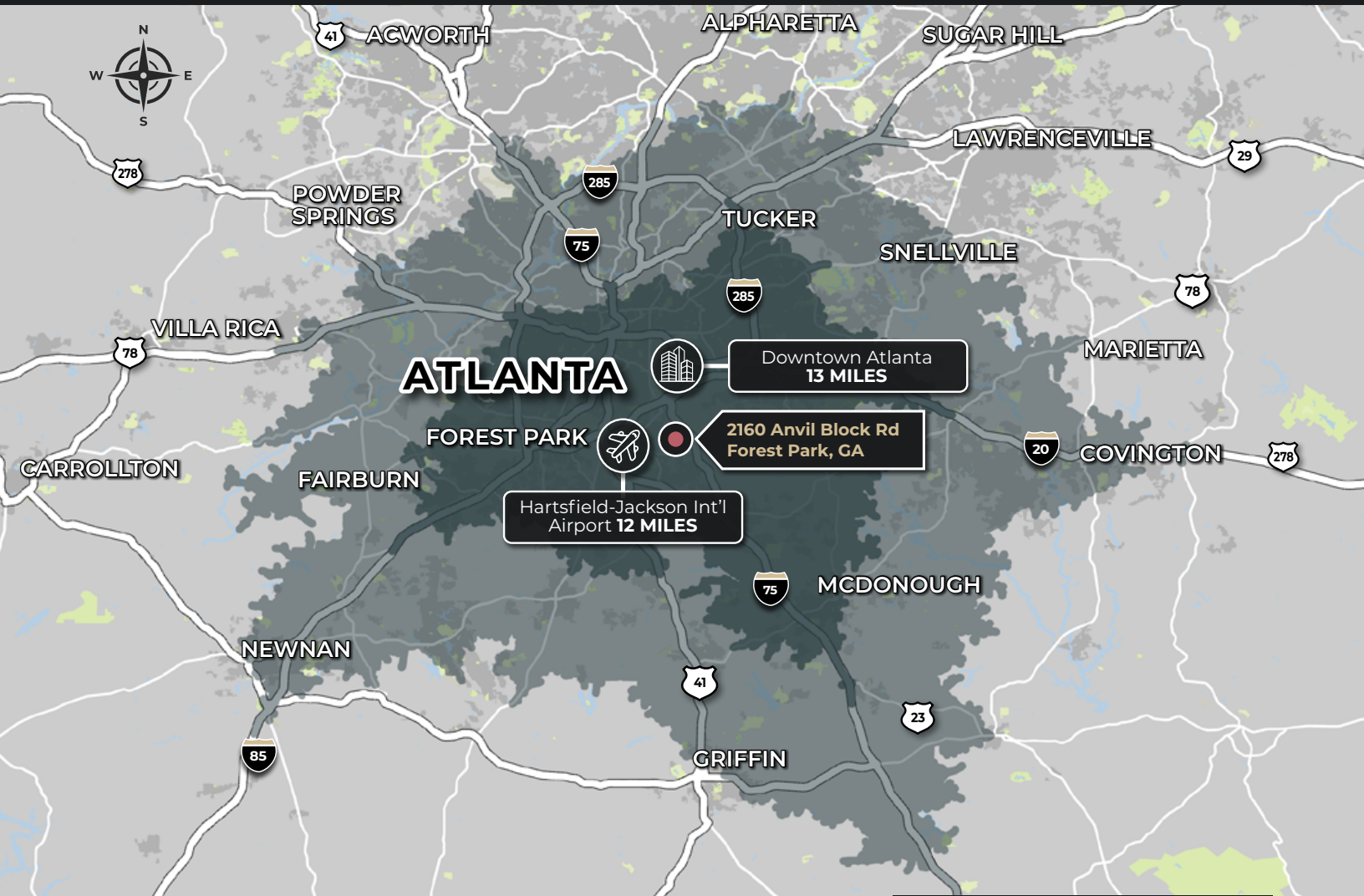
GILLEM BUILDING 200	
CAR PARKING SPACES	327
TRAILER PARKING SPACES	249
DRIVE IN DOORS	4
DOCK DOORS	141
CLEAR HEIGHT	36'
FUTURE PARKING	100

2160 ANVIL BLOCK RD, FOREST PARK, GA 30297

# Immediate Access to I-675 & I-285



# Premier Regional Connectivity



WAREHOUSE WORKERS			
Drive Time	2023 Resident Workers	2018 - 2023 Change in Res. Workers	2023 Net Commuters
30 Min	36,490	14%	8,848
45 Min	74,353	15%	22,931
Average Hourly Earnings:			<b>\$15.74</b>

FORKLIFT DRIVERS			
Drive Time	2023 Resident Workers	2018 - 2023 Change in Res. Workers	2023 Net Commuters
30 Min	8,681	64%	2,903
45 Min	16,763	66%	5,310
Average Hourly Earnings:			<b>\$18.16</b>

MANUFACTURERS AND FABRICATORS			
Drive Time	2023 Resident Workers	2018 - 2023 Change in Res. Workers	2023 Net Commuters
30 Min	4,785	47%	-460
45 Min	11,096	53%	2,418
Average Hourly Earnings:			<b>\$17.89</b>

Wage Data as of 4/1/2024

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