



# Regional Trucking Facility For Sale

1025 and 1010 Citizens Pkwy | Morrow, GA

+/- 35.4 Acre Site

3 Buildings: +/- 43,000 Total SF

Zoned Heavy Industrial

## Contact:

**Nat Weikert**

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**FOOD PROPERTIES**  
GROUP

**Scott Delphey**

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1025 and 1010 Citizens Pkwy | Morrow, GA  
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Building Address:	1025 and 1010 Citizens Pkwy, Morrow, GA
Total Square Feet:	+/- 43,000 SF
Building A:	18,000 SF Office/Classrooms/Lounge Built in 2021
Building B:	20,000 SF Maintenance Shop
Building C:	5,000 SF Office/Lounge/Showers
Gross Acres:	+/- 35.4
Net Acres:	19
Parking Surface:	Gravel

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## PRIMARY OFFICE / LOUNGE



+/-18,000 square feet, construction completed December 2021.

- 1 bullpen office
- 1 conference room
- 3 private offices
- 1 storage room
- 1 IT room
- 1 training room divisible into 2 by Hufcor partition system
- Driver's lounge, driver's shower (6) and restroom (8 unisex privates) area
- 1 large room for future growth
- 1 small room for future growth
- 1 driver lounge attendant office
- 1 classroom
- 1 lounge with kitchenette
- Laundry room
- Barber room
- Fitness room
- Breakroom with kitchenette
- Face recognition security system (staying)

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## MAINTENANCE SHOP



1 tire bay, 6 maintenance bays

- All drive thru.
- Clear height: 18'
- Width: 14'
- 1 Pit

Shop fixtures to remain, including exhaust hoses and air compressor

2 Story parts room and mezzanine

Fuel islands with underground tanks

Automated Whiting Wash Bay

Additional lounge, dispatch, and office area adjacent to shop

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Call For Pricing Guidance

Zoning: HI Zoning, Trailer Storage and Freight Terminal are permitted uses.

Yard Improvements: Fenced, lit, and gated with shop and lounge building.

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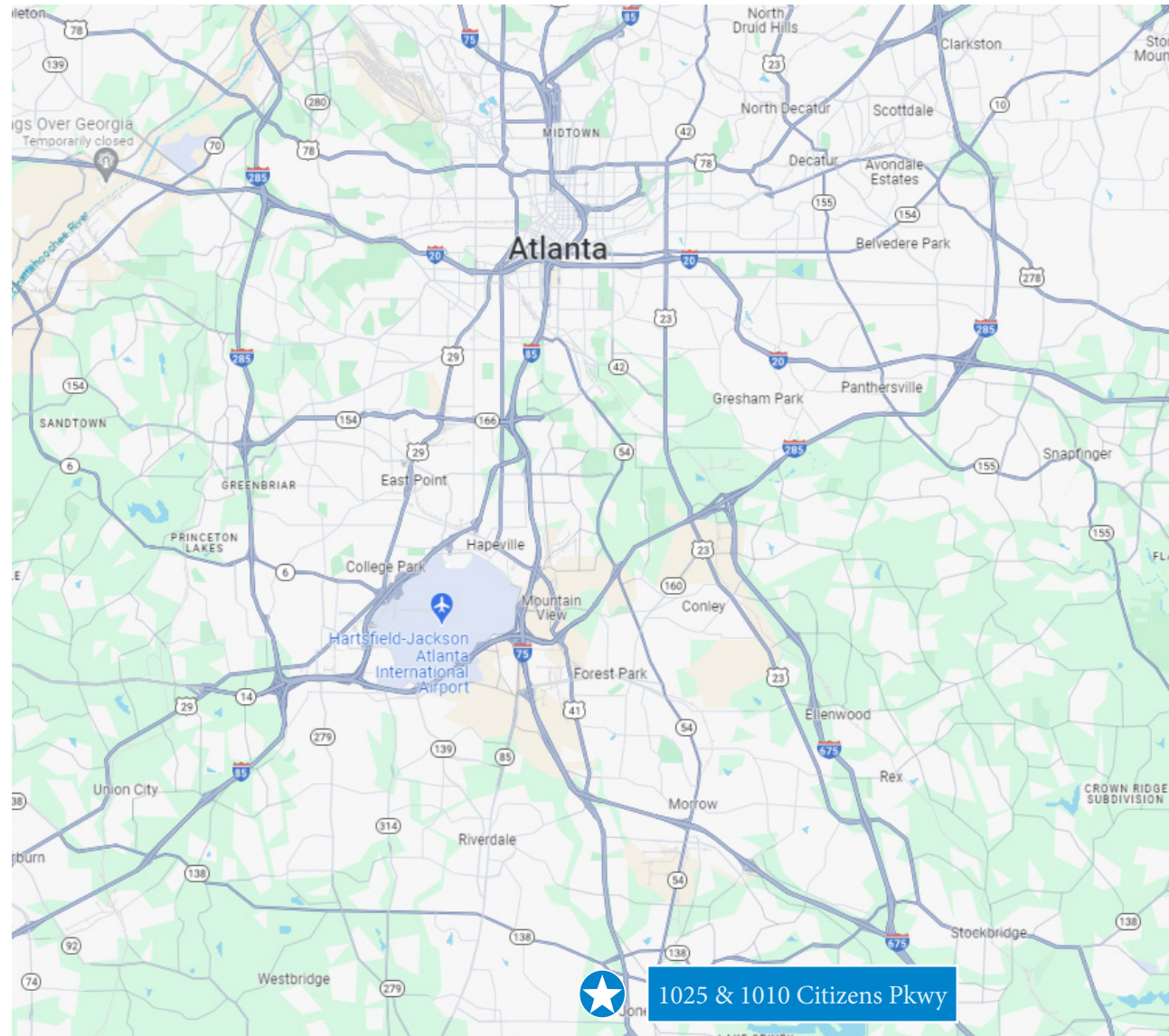
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## DRIVE TIMES

*Excellent  
Connectivity*

Point of Interest	Miles
I-285	7.4
I-75	1.8
Airport	8.1
I-85	11.1



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