

**468,827 SF Available for Lease**

**BroadPoint**  
PARTNERS



**Located 1.5 Miles to I-20 | 5 Miles to I-285**

**545 Lake Careco Road**

**Austell, GA 30168**

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# Property Overview 545 Lake Careco Road



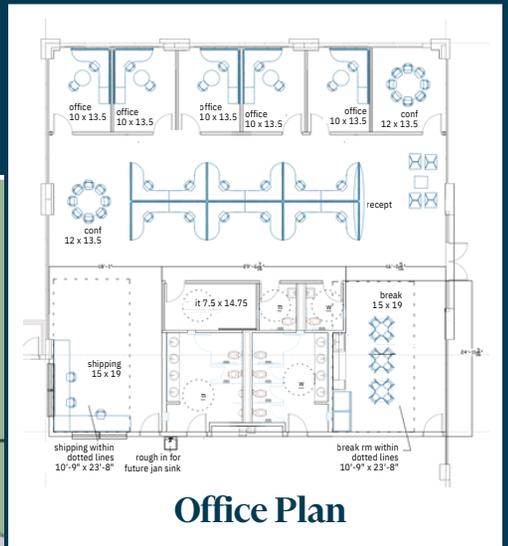
**545 Lake Careco Road** offers a rare large-block lease opportunity featuring 40' clear height, 83 dock doors, a full concrete truck court, and trailer/auto parking at scale. Divisible to 200,000 SF, the building includes modern office space, ESFR sprinklers, LED lighting, and Ductilcrete® flooring. Located just 1.5 miles to I-20 and 5 miles to I-285, the property provides immediate access to Atlanta's premier logistics network.

## PROPERTY SPECIFICATIONS

Total Building SF	468,827 SF	Column Spacing	56' with 70' speed bay	Truck Court	187' - 242' D
Divisible To	± 200,000 SF	Clear Height	40'	Power	277/480 V; 3-Phase; 4,000 Amp
Lot Size	33.91 AC	Dock High Doors	83 (9' x 10')	Floors	6" Ductilcrete
Office SF	4,000 SF (exp. to 14,800 SF)	Drive-In Doors	2 (14' x 18')	Roof	60-mil TPO with R-13.2 Insulation
Configuration	Front load	Auto Parking	245 spaces	Lighting	25 FC LED
Building Dimensions	350' x 1,321'	Trailer Parking	115 spaces (exp. to 162)	Available	September 1, 2027



# Site Plan 545 Lake Careco Road



Office Plan

LOT SIZE

±33.91 AC

I-20W Industrial Submarket

BUILDING SIZE

468,827 SF

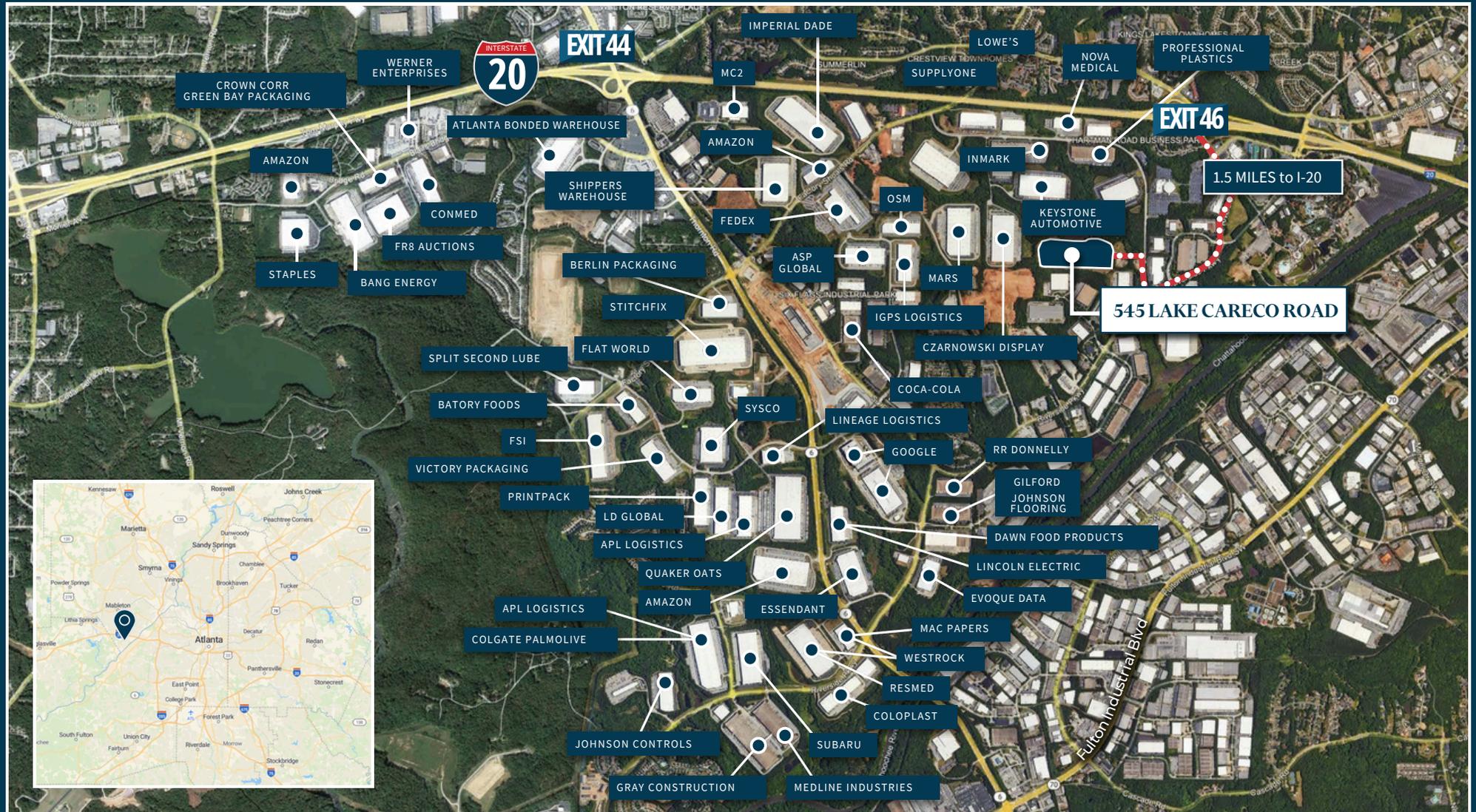
Divisible to ±200,000 SF

OFFICE SIZE

4,000 SF

Expandable to ±14,800 SF

# Access & Location 545 Lake Careco Road



## KEY DISTANCES

### ▶ INTERSTATES

Interstate 20 via Exit 46 ..... 1.5 miles  
 Interstate 285 ..... 5.4 miles  
 Interstate 85 ..... 11.8 miles

### ▶ AIRPORTS

Hartsfield-Jackson ATL ..... 15 miles

### ▶ INTERMODALS

Norfolk Southern Inman ..... 12 miles  
 CSX Fairburn ..... 23 miles

### ▶ CITIES

Downtown Atlanta ..... 14 miles  
 Montgomery, AL ..... 164 miles  
 Nashville, TN ..... 248 miles  
 Charlotte, NC ..... 261 miles

### ▶ PORTS

Port of Savannah ..... 258 miles  
 Port of Mobile ..... 310 miles  
 Port of Charleston ..... 332 miles  
 Port of Jacksonville ..... 341 miles

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Owned By



Leased By



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