

468,827 SF Available for Lease



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

545 Lake Careco Road

Austell, GA 30168

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BroadPoint
PARTNERS

Property Overview 545 Lake Careco Road



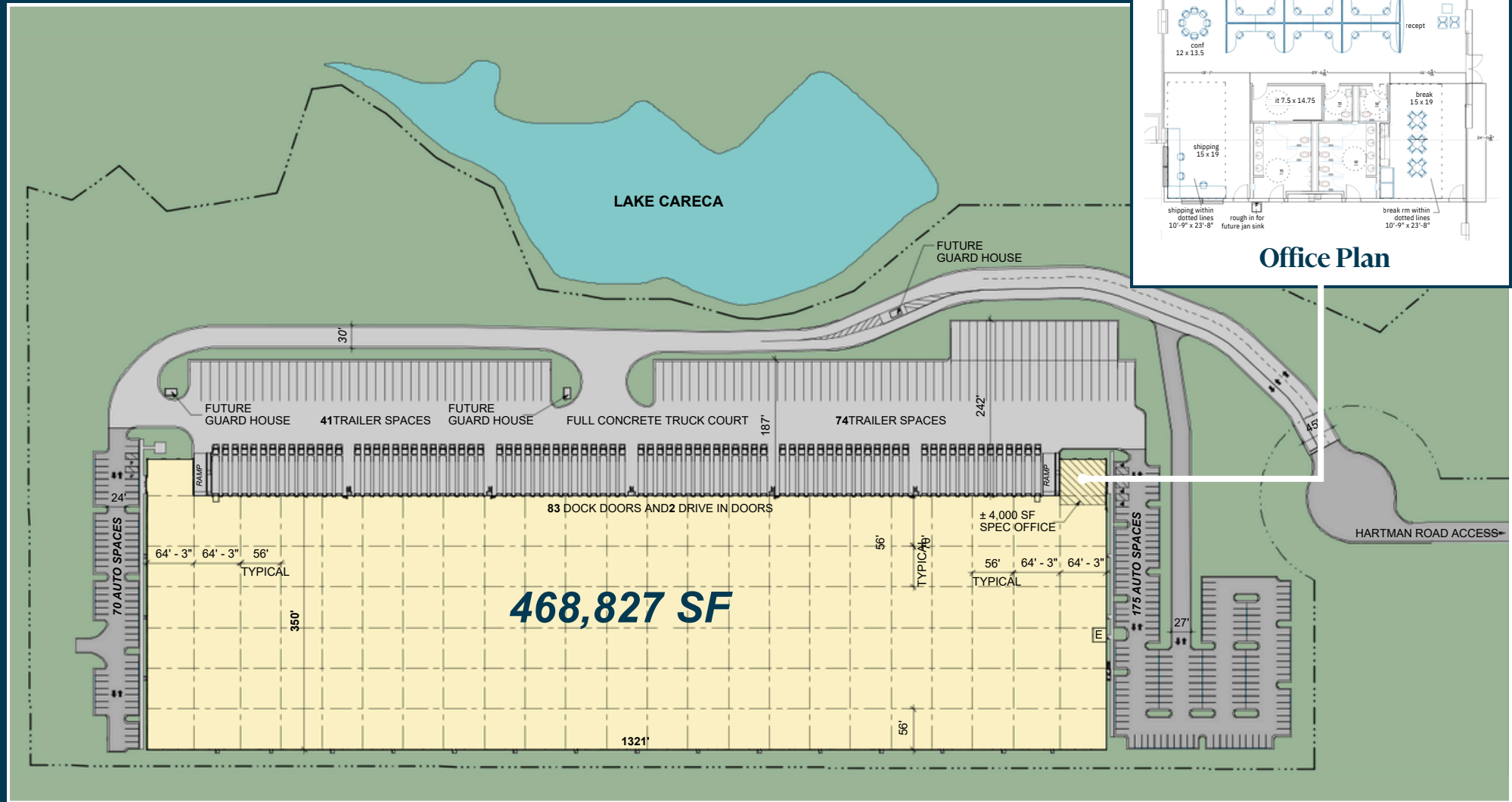
545 Lake Careco Road offers a rare large-block lease opportunity featuring 40' clear height, 83 dock doors, a full concrete truck court, and trailer/auto parking at scale. Divisible to 200,000 SF, the building includes modern office space, ESFR sprinklers, LED lighting, and Ductilcrete® flooring. Located just 1.3 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	50' with 70' speed bay	Truck Court	187' - 242' D
Divisible To	± 200,000 SF	Clear Height	40'	Power	277/480 V; 3-Phase; 3,500 Amp
Lot Size	33.04 AC	Dock High Doors	83 (9' x 10')	Floors	7" Ductilcrete
Office SF	4,000 SF (exp. to 14,800 SF)	Drive-In Doors	2 (14' x 18')	Roof	6-mil TPO with R-13.2 Insulation
Configuration	Front load	Auto Parking	245 spaces	Lighting	Clerestory windows
Building Dimensions	350' x 1,321'	Trailer Parking	115 spaces (exp. to 162)	Available	August 2027



Site Plan 545 Lake Careco Road



LOT SIZE

±33.04 AC

I-20W Industrial Submarket

BUILDING SIZE

468,827 SF

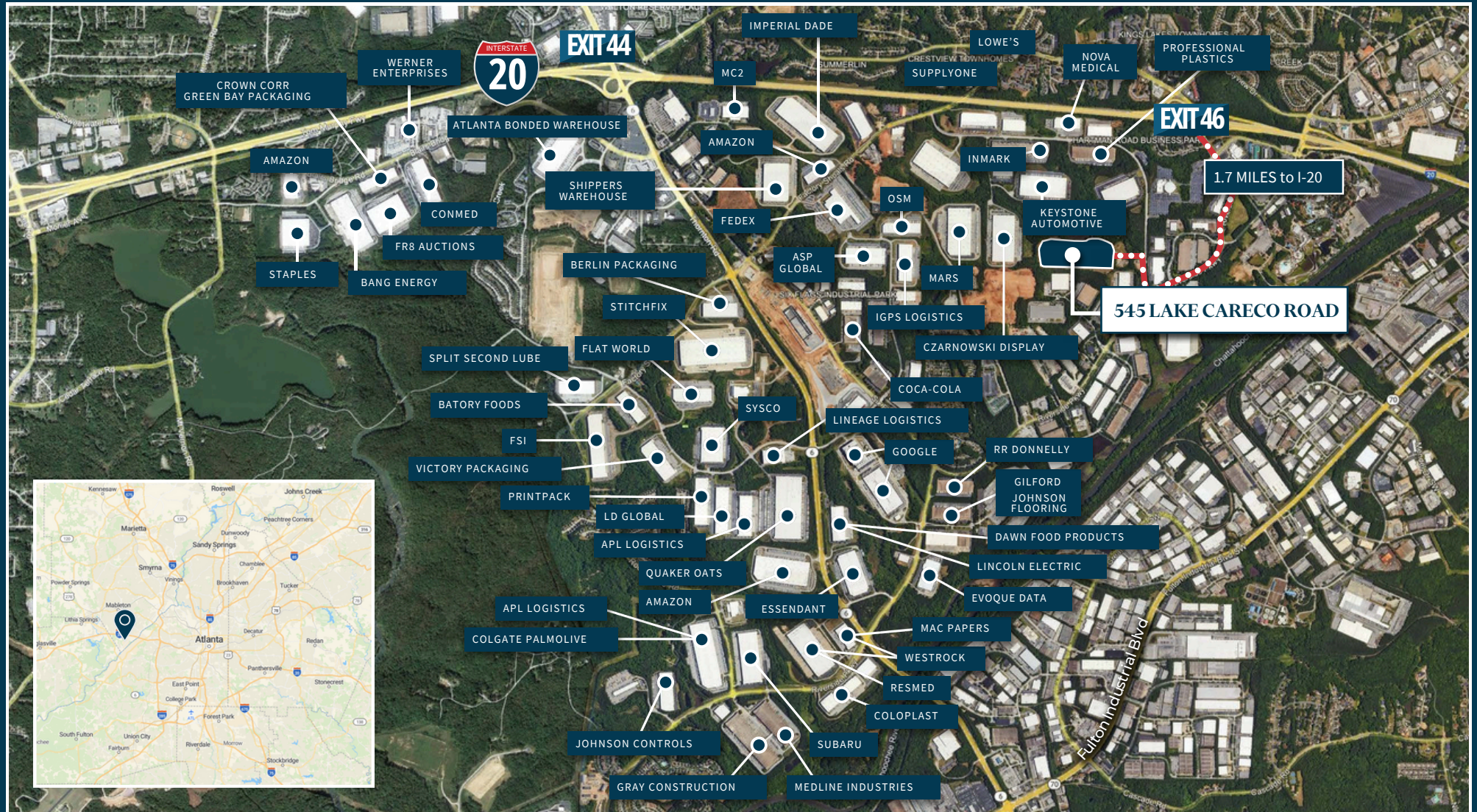
Divisible to ±200,000 SF

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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