

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
Divisible To	± 200,000 SF
Lot Size	33.04 AC
Office SF	4,000 SF (exp. to 14,800 SF)
Configuration	Front load
Building Dimensions	350' x 1,321'

Column Spacing	50' with 70' speed bay
Clear Height	40'
Dock High Doors	83 (9' x 10')
Drive-In Doors	2 (14' x 18')
Auto Parking	245 spaces
Trailer Parking	115 spaces (exp. to 162)

Truck Court	187' - 242' D
Power	277/480 V; 3-Phase; 3,500 Amp
Floors	7" Ductilcrete
Roof	6-mil TPO with R-13.2 Insulation
Lighting	Clerestory windows
Available	August 2027



Site Plan 545 Lake Careco Road



LOT SIZE

±33.04 AC

I-20W Industrial Submarket

BUILDING SIZE

468,827 SF

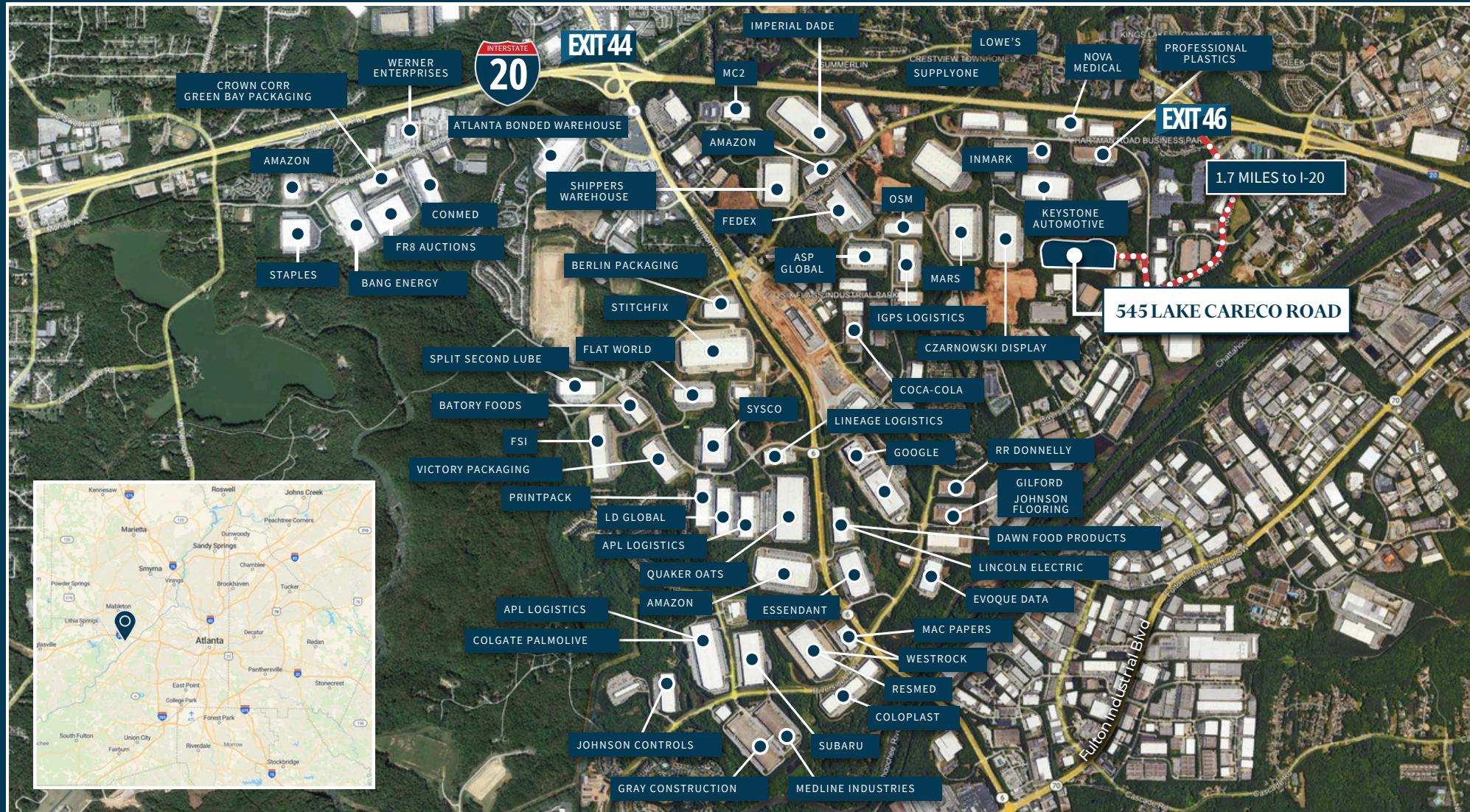
Divisible to ±200,000 SF

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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