

FOR LEASE OR SALE

312 E ELLAWOOD AVE

147,093 SF

CEDARTOWN, GA

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PHOENIX LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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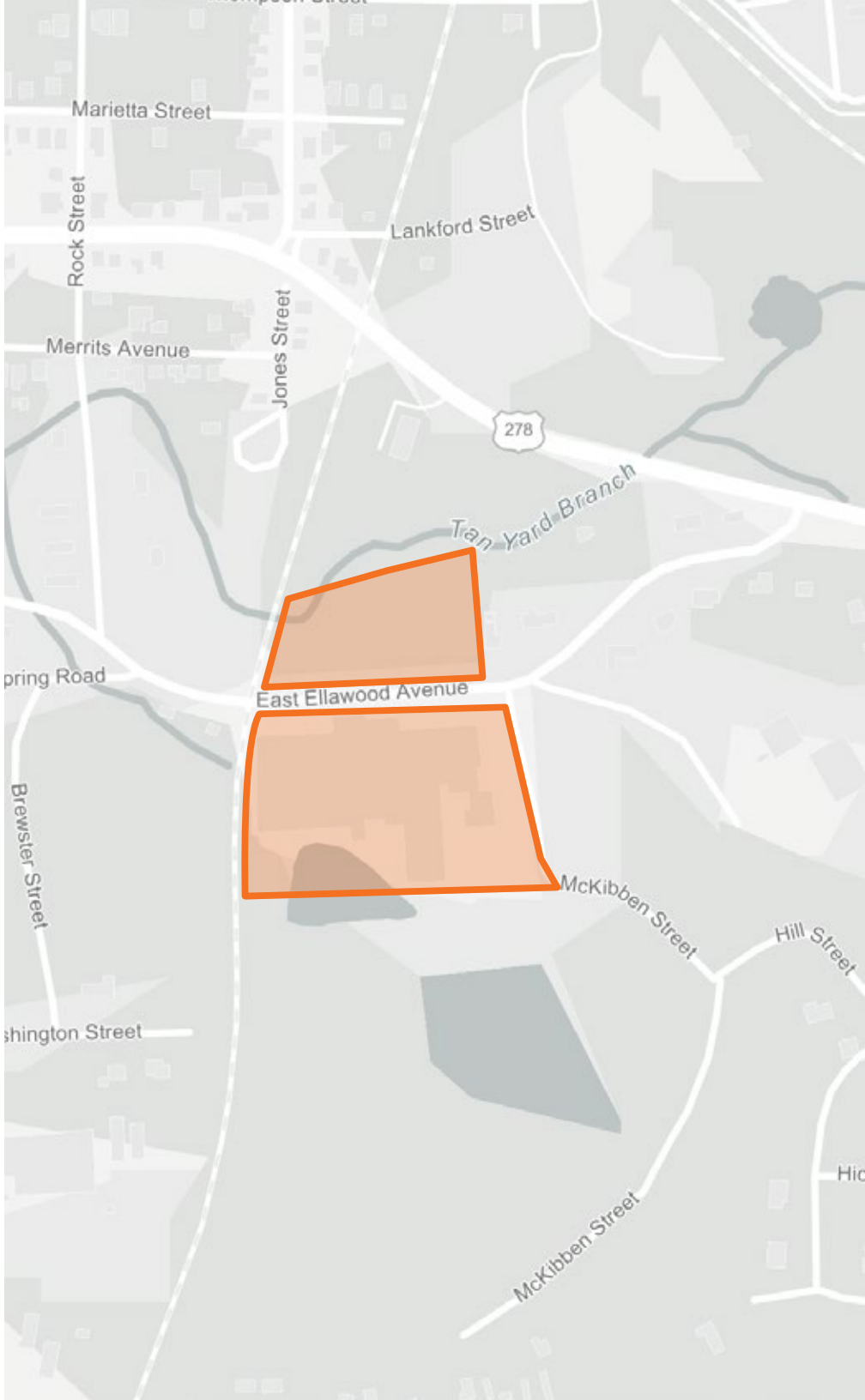
PROPERTY DETAILS

312 E ELLAWOOD AVE | CEDARTOWN, GA

AVAILABLE SPACE	147,093 SF
DOCK DOORS	8
DRIVE-IN DOORS	4
YEAR BUILT	1968
LAND AREA	12.85 Acres
FIRE SUPPRESSION	Wet & Dry
POWER	Heavy
ZONING	IND-L: Industrial Light
RAIL ACCESS	Possible
PARCEL ID	C30-001 | C29-053C

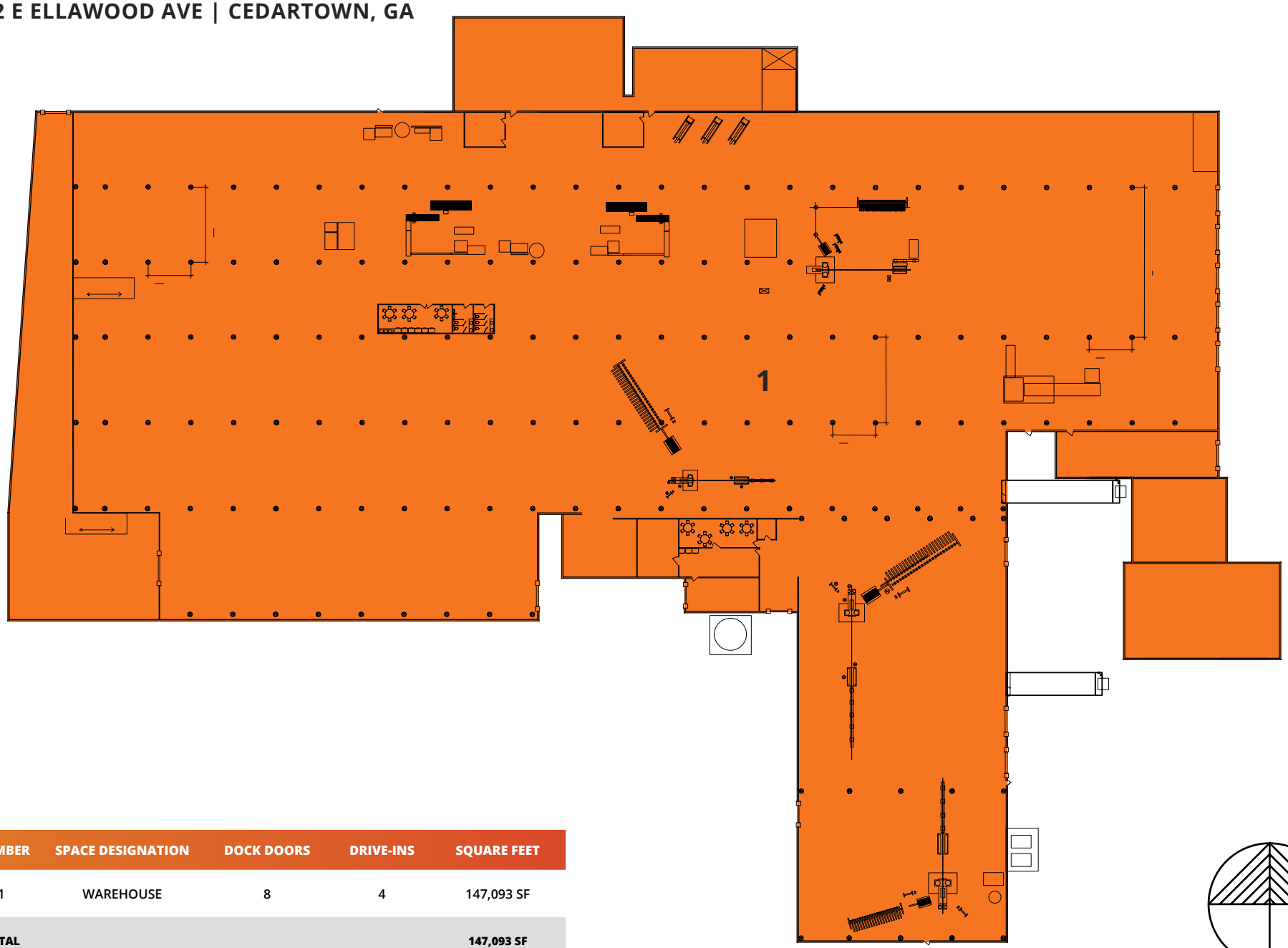
PROPERTY HIGHLIGHTS

- **CONVENIENT ACCESS TO US HWY 278**
- **STRATEGICALLY LOCATED BETWEEN ATLANTA, BIRMINGHAM, HUNTSVILLE, AND CHATTANOOGA**
- **EXTENSIVE RENOVATIONS TO BE COMPLETED (2026)**
- **ADJACENT TO NORFOLK SOUTHERN RAIL LINE**
- **LOCATED IN FEDERAL OPPORTUNITY ZONE**



FLOOR PLAN

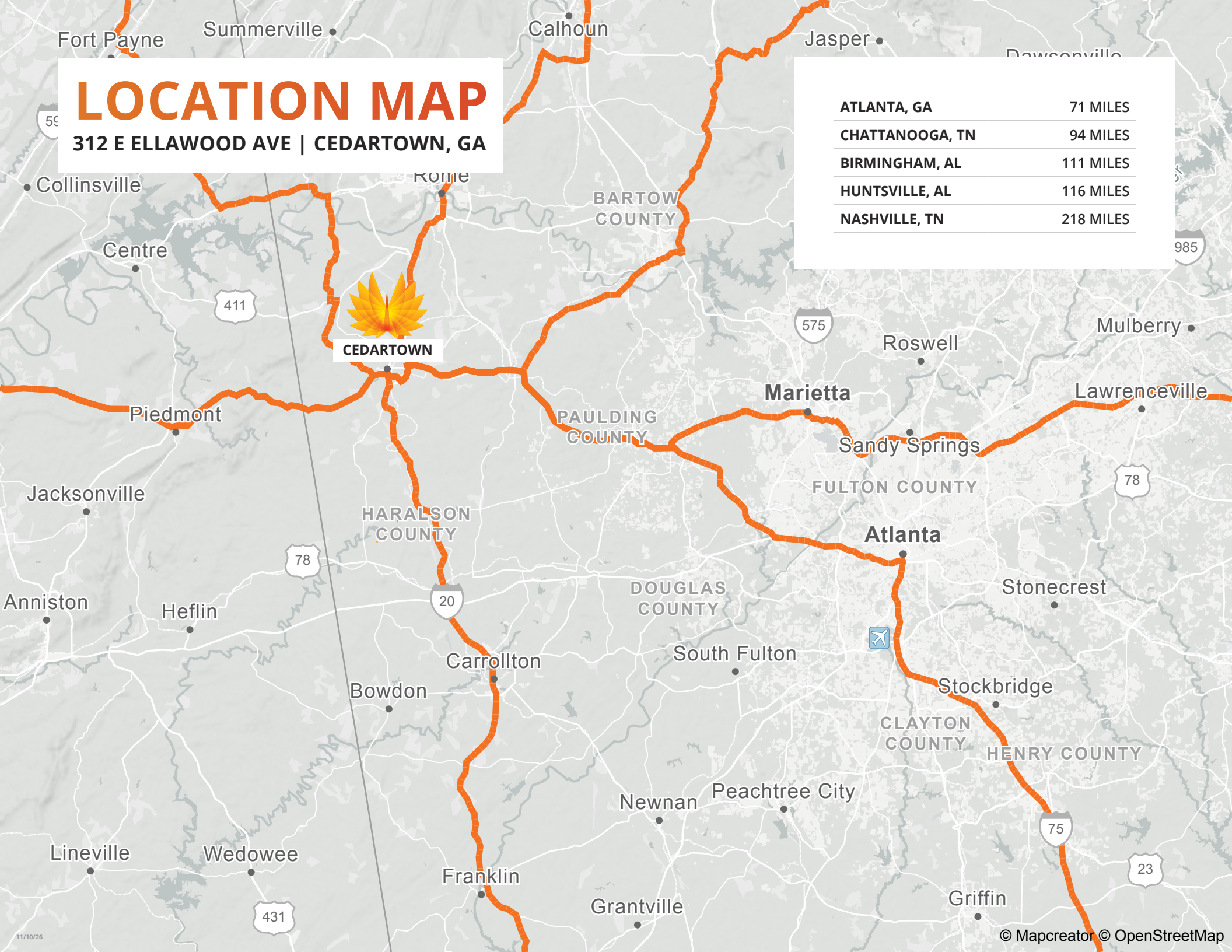
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NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	8	4	147,093 SF
TOTAL				**147,093 SF**

LOCATION MAP

312 E ELLAWOOD AVE | CEDARTOWN, GA



ATLANTA, GA	71 MILES
CHATTANOOGA, TN	94 MILES
BIRMINGHAM, AL	111 MILES
HUNTSVILLE, AL	116 MILES
NASHVILLE, TN	218 MILES

11/10/26

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