



CLARION PARTNERS

For Lease

Building 2

West Fulton Commerce Park
1970 Maple Ave
Atlanta, GA 30336

364,226 Square Feet Available



BUILDING HIGHLIGHTS

- 364,226 SF available
- 6,500 SF main office
- 1,714 SF shipping office
- 36' clear height
- 350' building depth
- ESFR sprinkler system
- 115 dock high doors
(62) equipped with 35,000 lb.
mechanical pit levelers and dock seals
- 3 drive-in doors
- 54'W x 46'D column spacing
- Cross dock configuration
- Power: 3,000 amps
- 101 trailer parks
- 189 auto parks

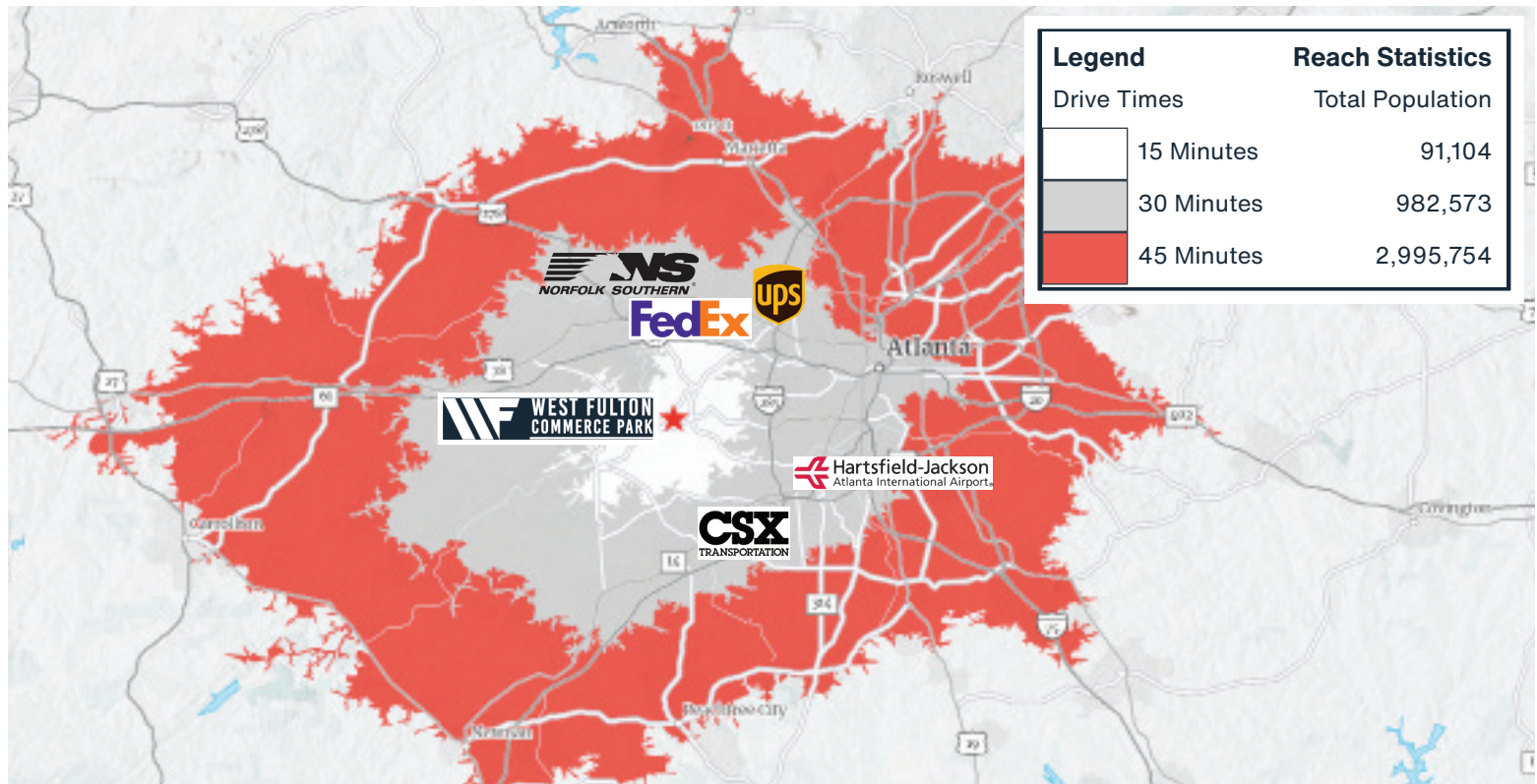
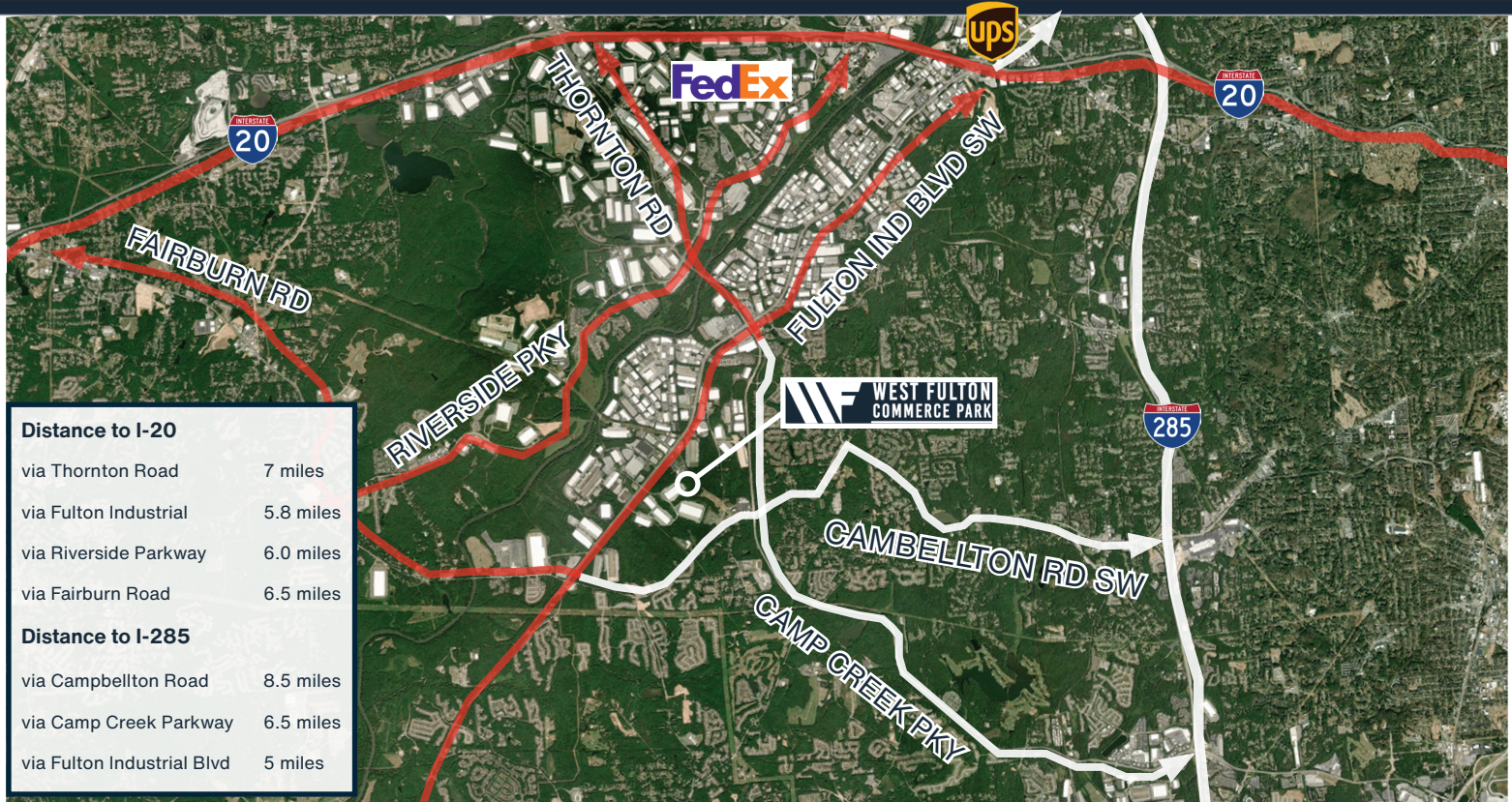


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West Fulton Commerce Park



5.8 miles
to I-20 West

12 miles
to Downtown Atlanta

13.8 miles
to Hartsfield-Jackson
International Airport

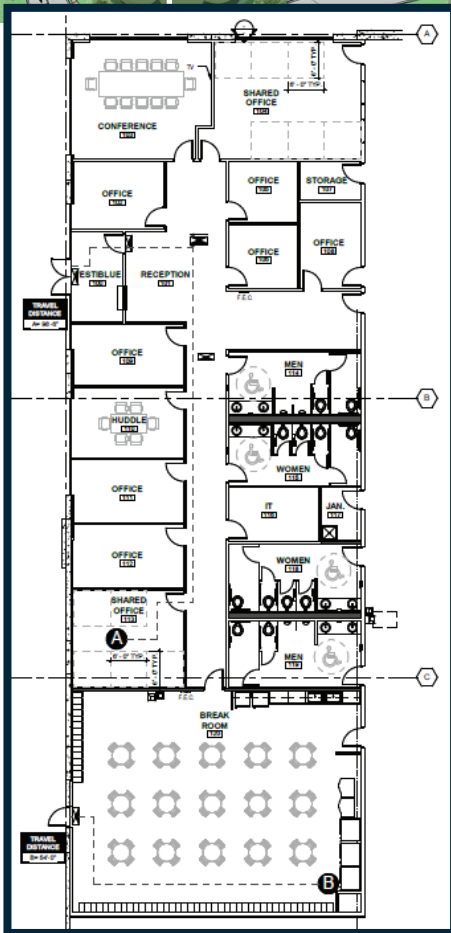
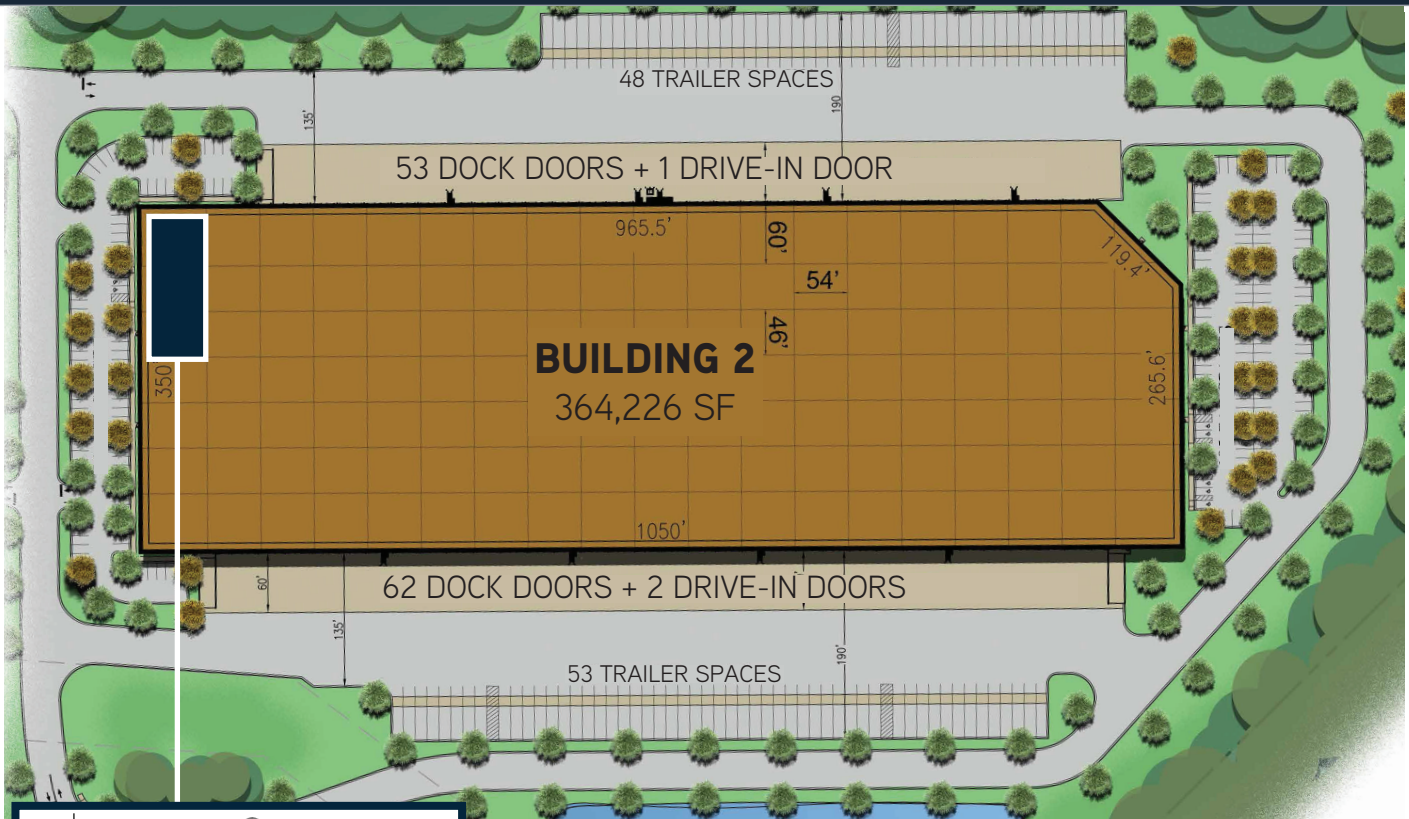
8.6 miles
to UPS Groundhub

6.3 miles
to FedEx Groundhub



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West Fulton Commerce Park



Clarion is pleased to bring this 364,226 SF building to market. Located just minutes from two major interstates: I-20 West and I-285, 1970 Maple Ave provides immediate access to UPS & FedEx Groundhubs (~7 miles). The building is equipped with ample loading, 36' clear height, 3,000 amps power and has the ability to touch over 2.9M citizens within a 45-minute drive providing access to a strong and diverse workforce.

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