



For Sublease

±40,578 SF Available

3290 Panthersville Road
Decatur, GA 30034

AKA 3245 Colonial Pkwy, Decatur, GA

jll.com

Property Overview & Demographics



Property specifications

- Available SF: ±40,578 SF
- Office: ±2,000 SF
- Year built: 1996
- Clear height: 22'7"
- Column spacing: ±50'd x 40'w
- Dock doors: 6
- Drive-in doors: 2
- Sprinkler system: Wet system
- Configuration: Side load
- Building depth: 201.5" depth
- Truck court depth: 130'
- Electrical: Heavy power
- Roof system: BUR with aluminized coating
- Zoning: Light Industrial, Dekalb County
- Acres: 6.2 acre site (multi-tenant building)
- Lease expiration: April 2027

Estimated Population

2-miles	5-miles	10-miles
32,096	172,258	847,731

Average Household Income

2-miles	5-miles	10-miles
\$63,252	\$78,497	\$87,541

Employees - Daytime Employment

2-miles	5-miles	10-miles
9,990	38,838	575,449

Businesses - Daytime Employment

2-miles	5-miles	10-miles
827	4,111	40,564

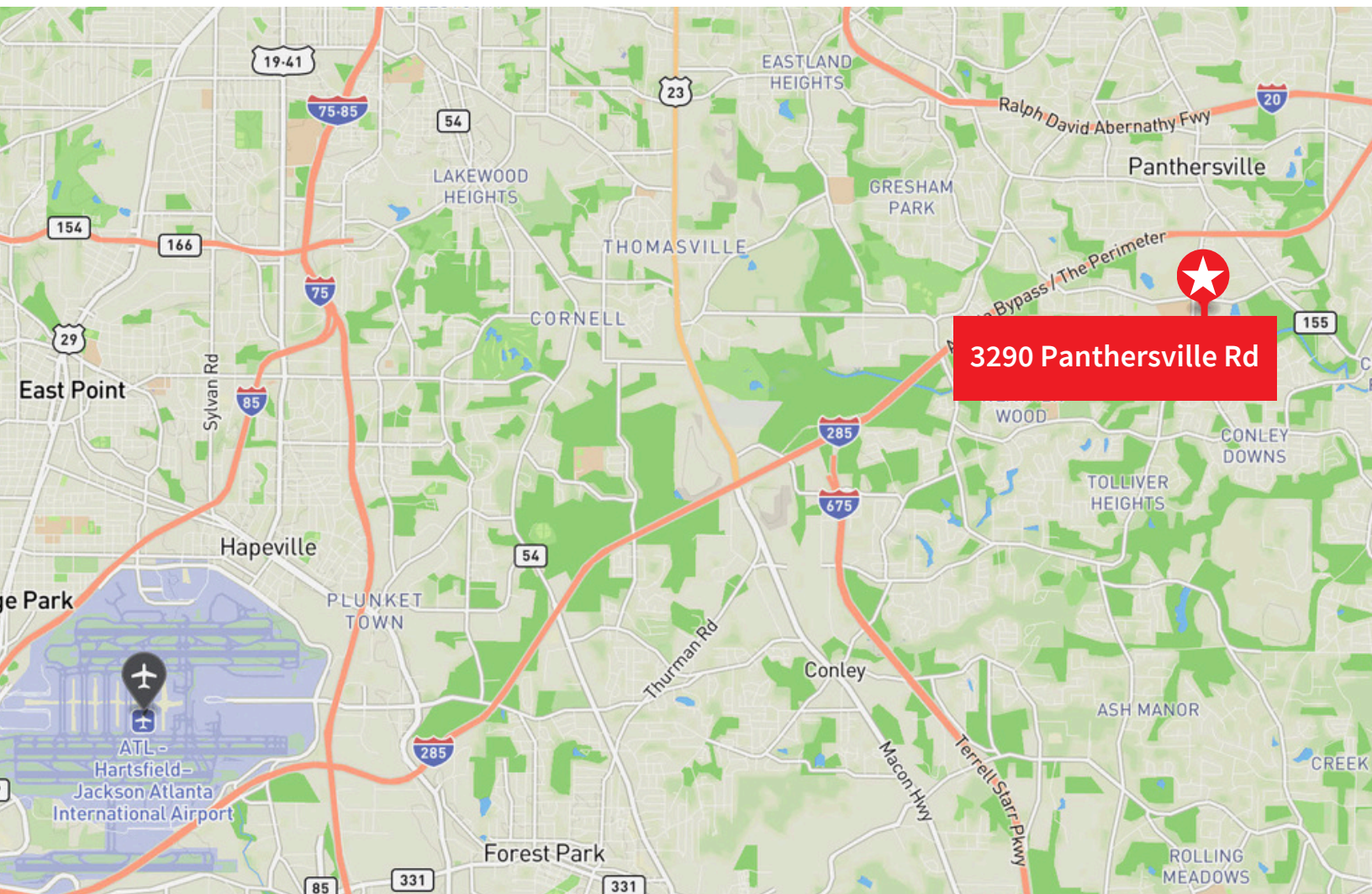
Location Advantage

Drive-times

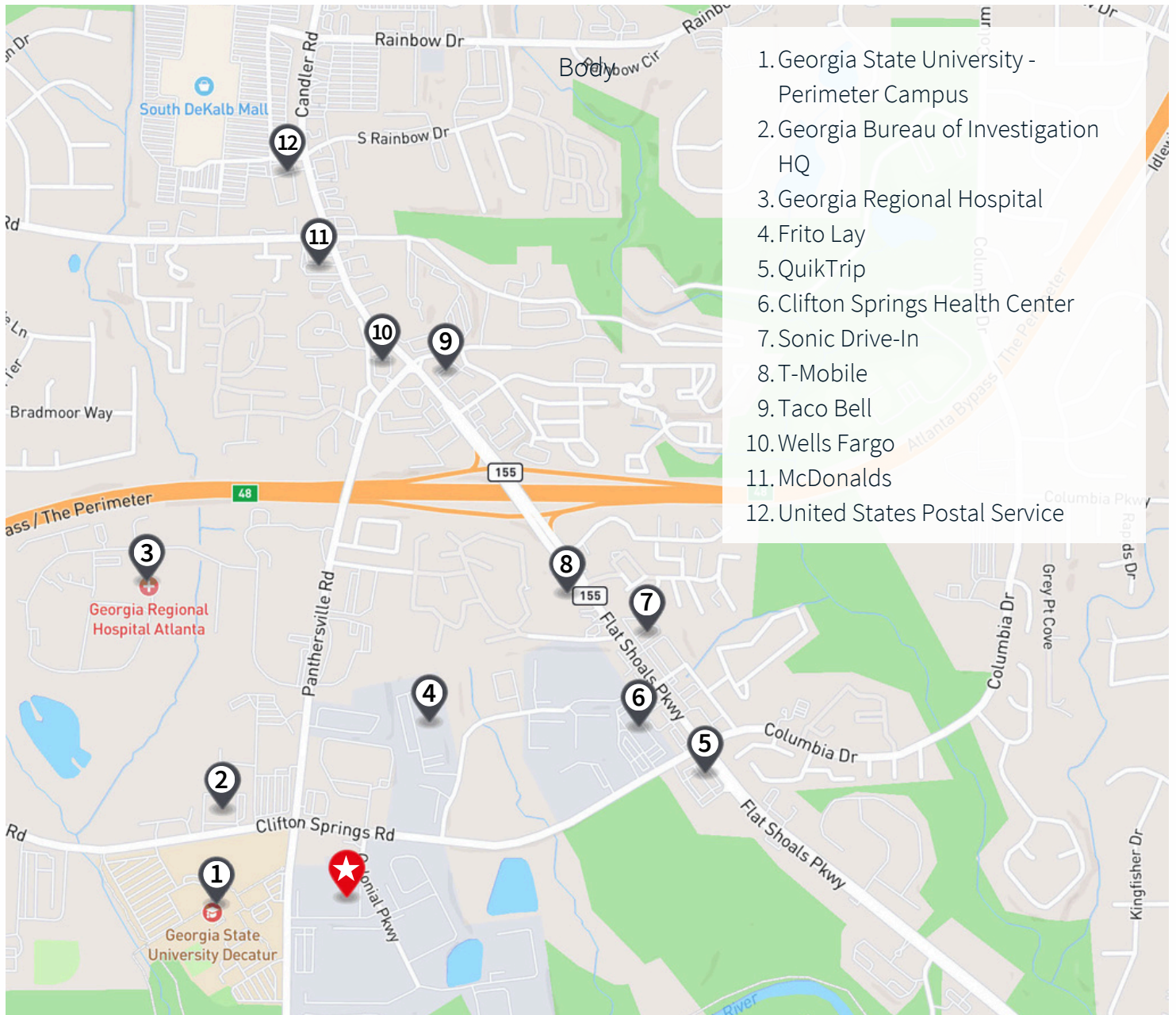
- 1.3 miles to I-285
- 2 miles to I-20
- 10.5 miles to I-75
- 16.1 miles to I-95
- 16.8 miles to Hartsfield-Jackson International Airport

Incentives

Less Developed Census Tract: \$3,500 Job Tax Credit per New Job



Surrounding Area Map



Kimani Mustafa

Vice President

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