



CLARION PARTNERS

For Lease

Building 1

West Fulton Commerce Park
2075 Maple Ave
Atlanta, GA 30336

151,450 - 302,887 Square Feet Available



BUILDING HIGHLIGHTS

- 302,887 SF available
- 3,157 SF office
- Divisible to 151,450 SF
- 36' clear height
- 350' building depth
- 52'W x 48'4"D column spacing
- Front-load configuration
- 48 dock-high doors with 35k lb mechanical dock levelers
- 2 drive-in doors
- 166 auto parking spaces
- 48 trailer parking spaces
- 6 exhaust fans with louvers
- ESFR sprinkler system/LED lighting

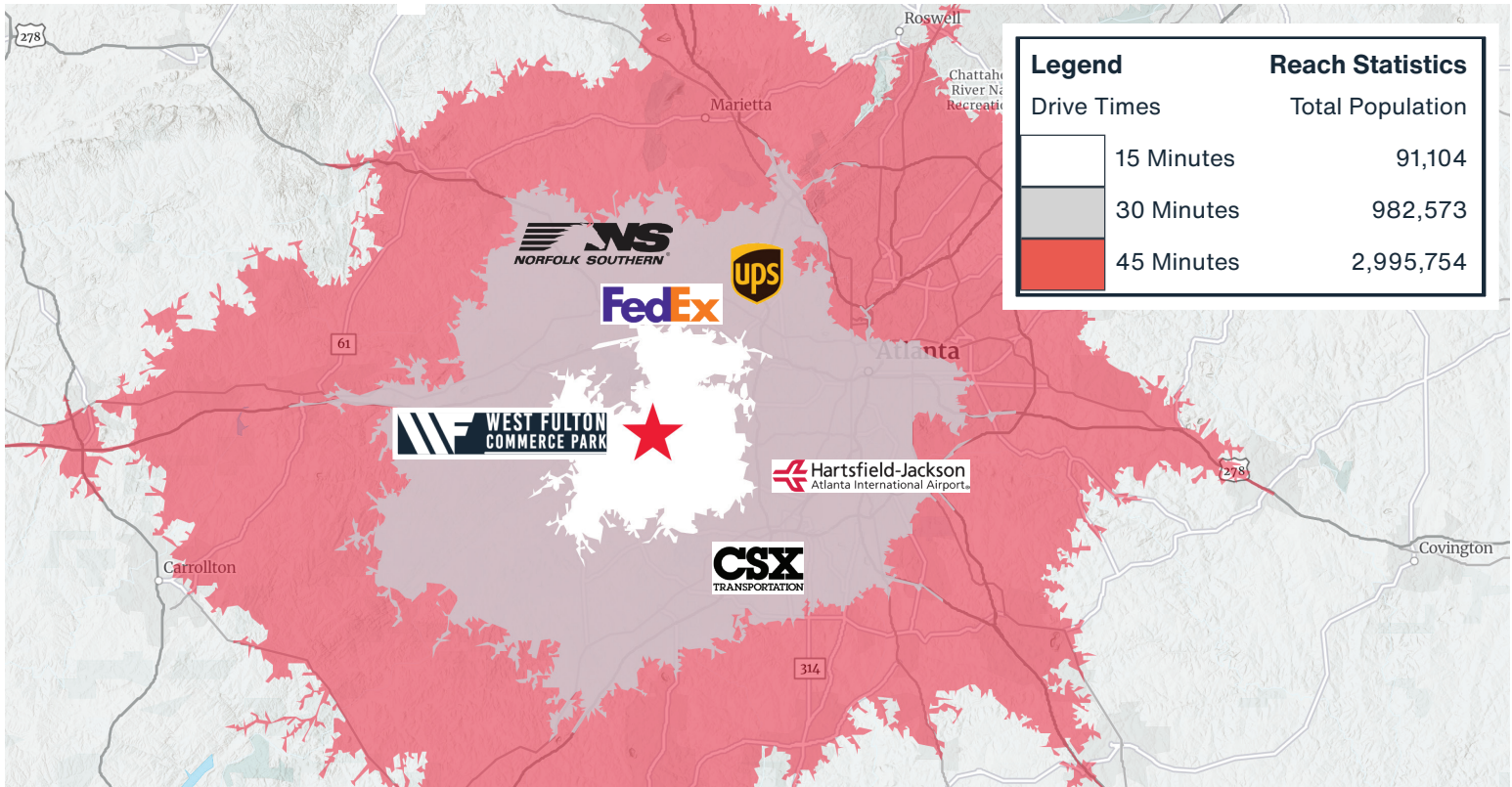
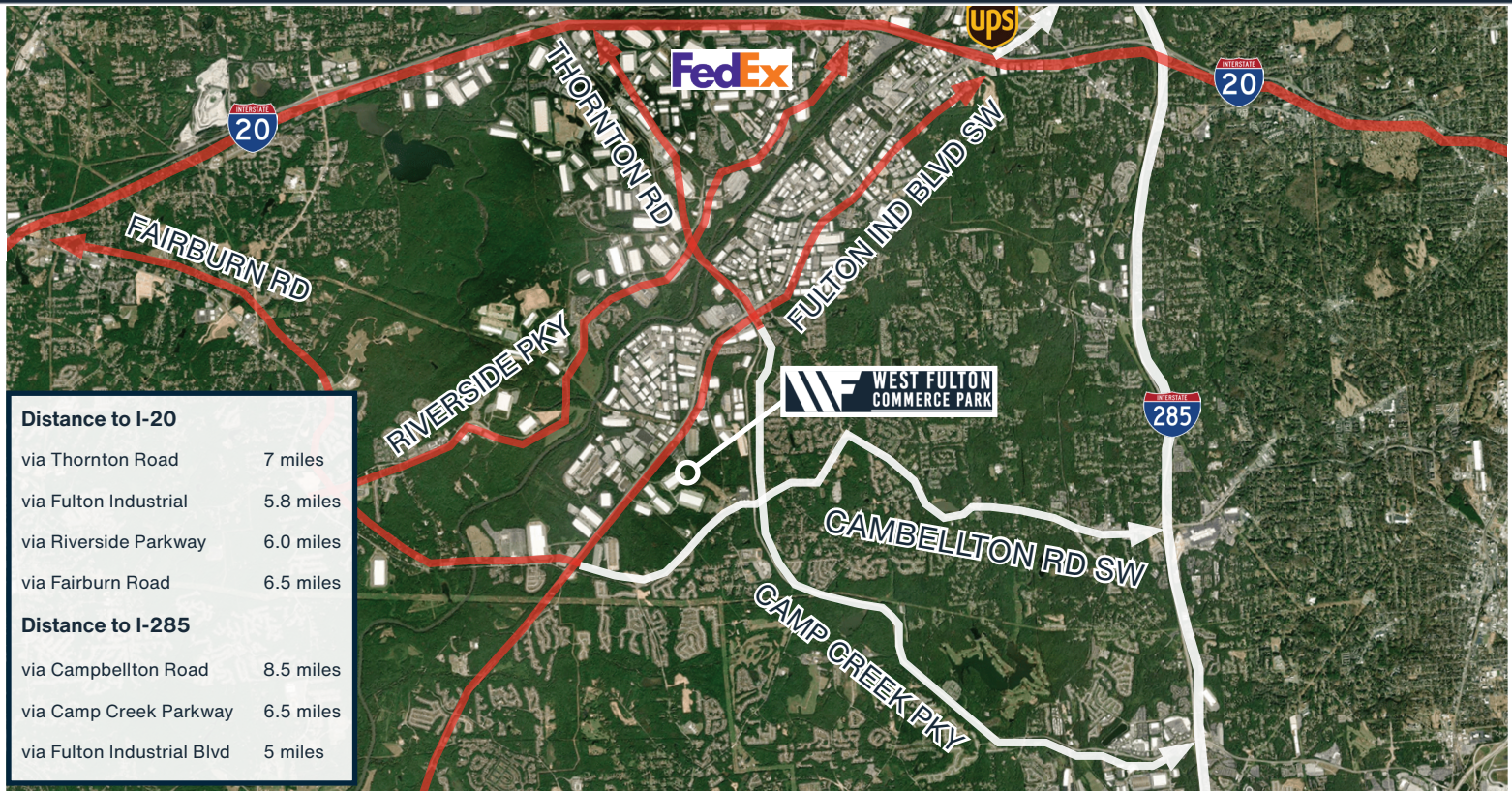


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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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

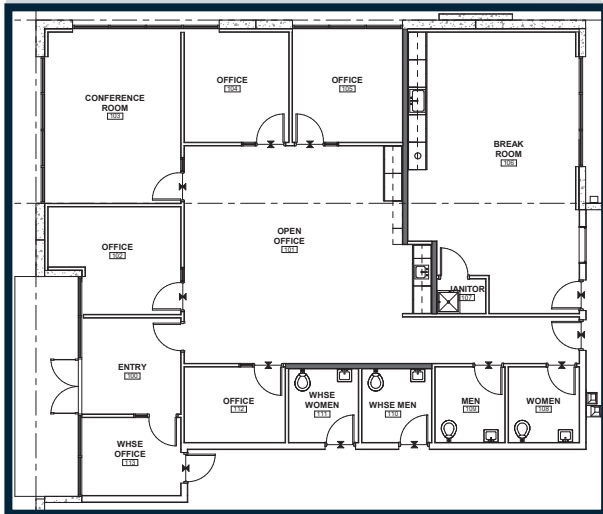
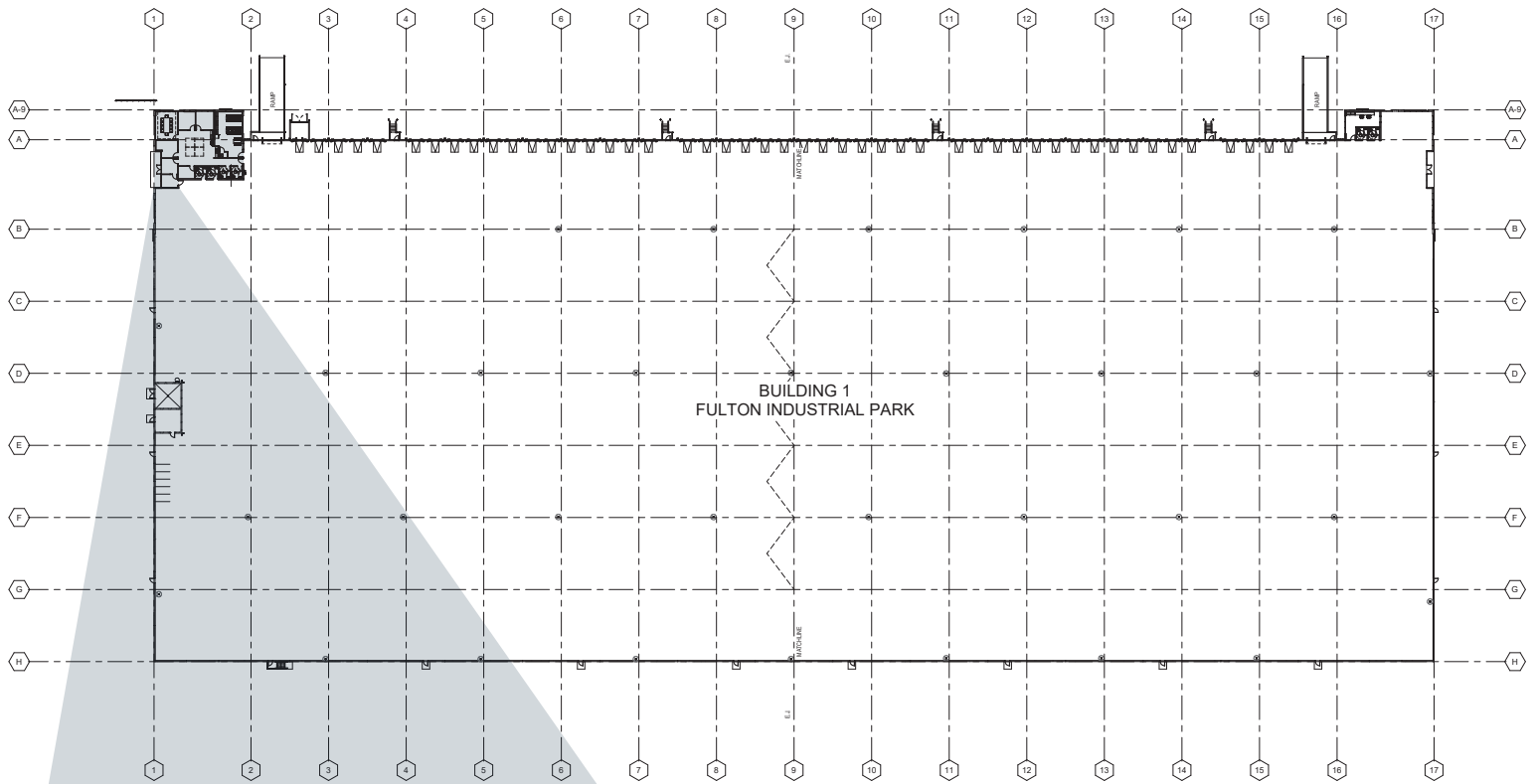
8.6 miles
to UPS Groundhub

6.3 miles
to FedEx Groundhub



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West Fulton Commerce Park



Clarion is proud to offer this 302,887 SF industrial facility for lease. Situated minutes from I-20 West and I-285, 2075 Maple Ave delivers exceptional connectivity to regional and national distribution routes, including UPS and FedEx Ground hubs located approximately 7 miles away. The property features generous loading capabilities and access to a labor pool exceeding 2.9 million people within a 45-minute commute—supporting efficient operations with a deep, diverse workforce.



Harrison Marsteller
404.877.9219
harrison.marsteller@colliers.com

Sean Boswell
404.877.9268
sean.boswell@colliers.com

Darren Ross
404.877.9279
darren.ross@colliers.com



www.clarionpartners.com