

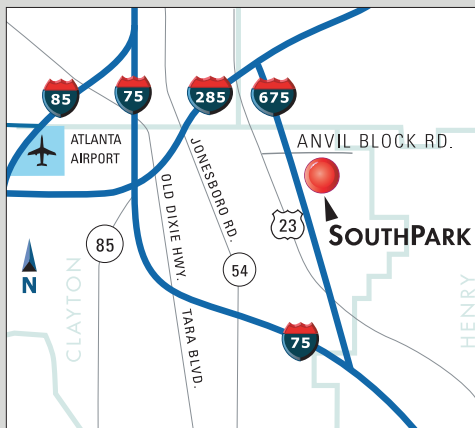


**ARES  
INDUSTRIAL  
MANAGEMENT**

# SOUTHPARK

3000 SOUTHPARK BOULEVARD, ELLENWOOD GA 30294

Suite 100 | 136,600 - 160,600 Leasable SQ FT | Class A Warehouse Facility



## BUILDING HIGHLIGHTS

- 273,200 SF cross-dock
- 32' clear ceiling
- 40'w x 50'd columns
- ESRF sprinkler system
- 140'-180'd secured truck courts with 60' concrete aprons
- Tier 1 Community with tax incentives

## SUITE 100 HIGHLIGHTS

- 136,600 - 160,600 SF available now; expandable by 112,600 SF May 2026 for 273,200 SF total
- 4,684 SF office; make-ready work in process - new paint, flooring, millwork, & LED lights
- T5 lights; 6 (24') HVLS fans
- Up to 52 (9'x10') dock-high doors; 11 pit levelers; 41 EOD levelers
- 54 trailer spaces in secured truck court

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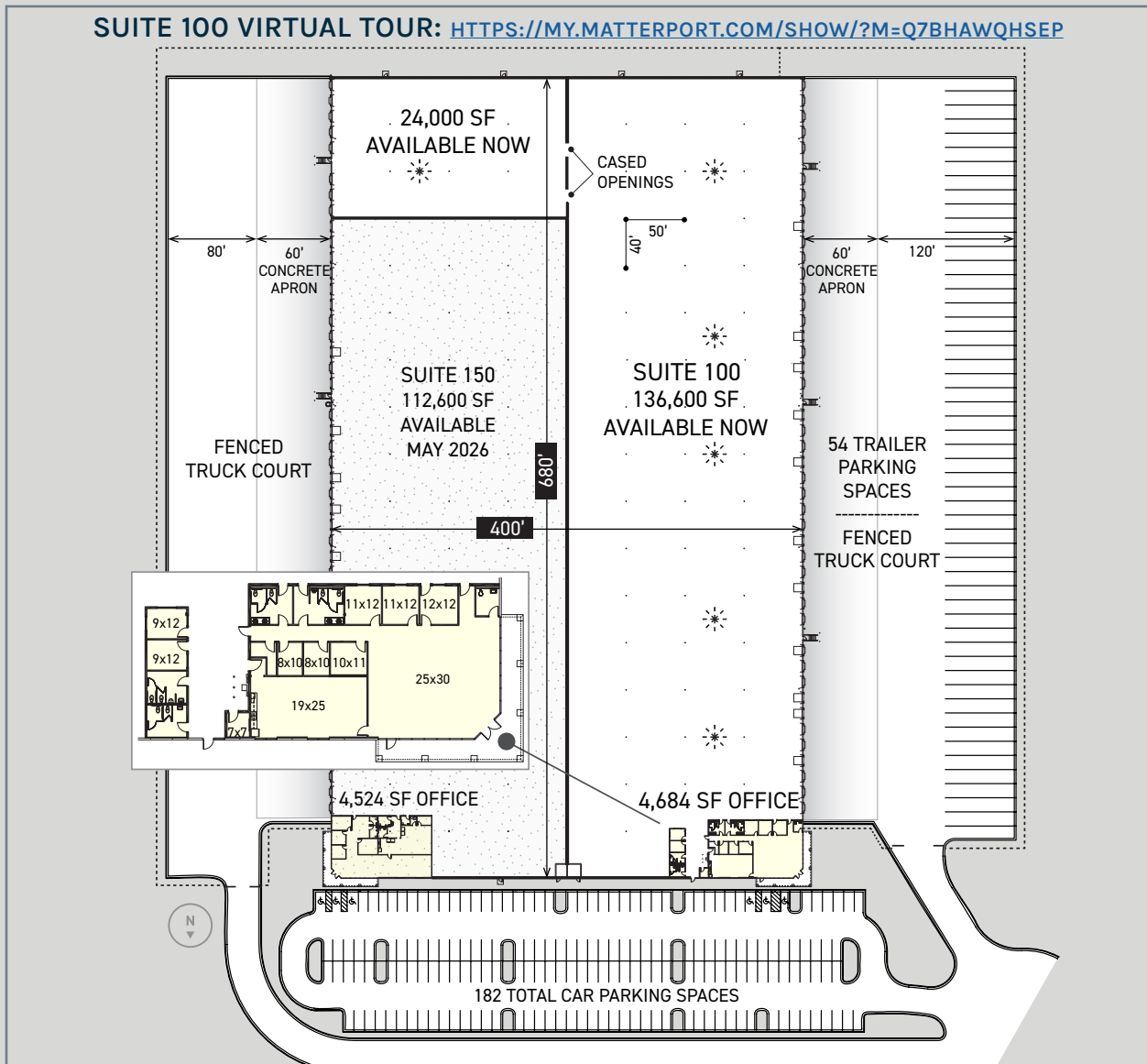
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SUITE 100 VIRTUAL TOUR: [HTTPS://MY.MATTERPORT.COM/SHOW/?M=Q7BHAWQHSEP](https://my.matterport.com/show/?m=Q7BHAWQHSEP)



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