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FOR LEASE
**4099 OLD
DIXIE HWY
BUILDING III**
Atlanta, GA 30349

48,000 - 163,262 SF



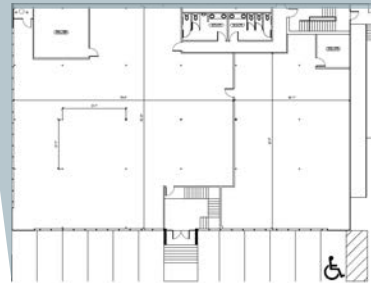
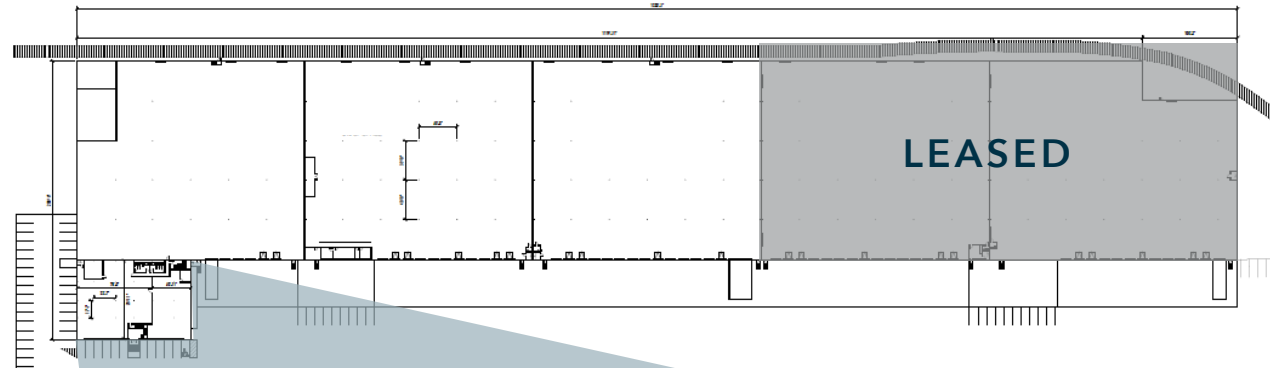
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PROPERTY HIGHLIGHTS

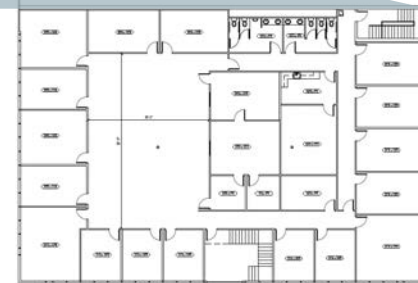
- Building SF: 253,262 SF
- Building Depth: 200'
- Sprinkler: ESFR
- Roof: 60 - mil TPO Roof
- Column Spacing: 40' x 40'
- Clear Height: 24' minimum
- Truck Court: 120' depth with 60' concrete apron
- Configuration: Front Load
- Lighting: LED

TIER 1 COUNTY

- \$3,500 tax credit per new job created with minimum 2 jobs
- Credits available up to 5 years
- Use of job tax credits against 100% of GA income tax liability and withholding tax
- Provides for businesses of any nature to qualify, not just a defined "business enterprise"



First Floor Office Layout



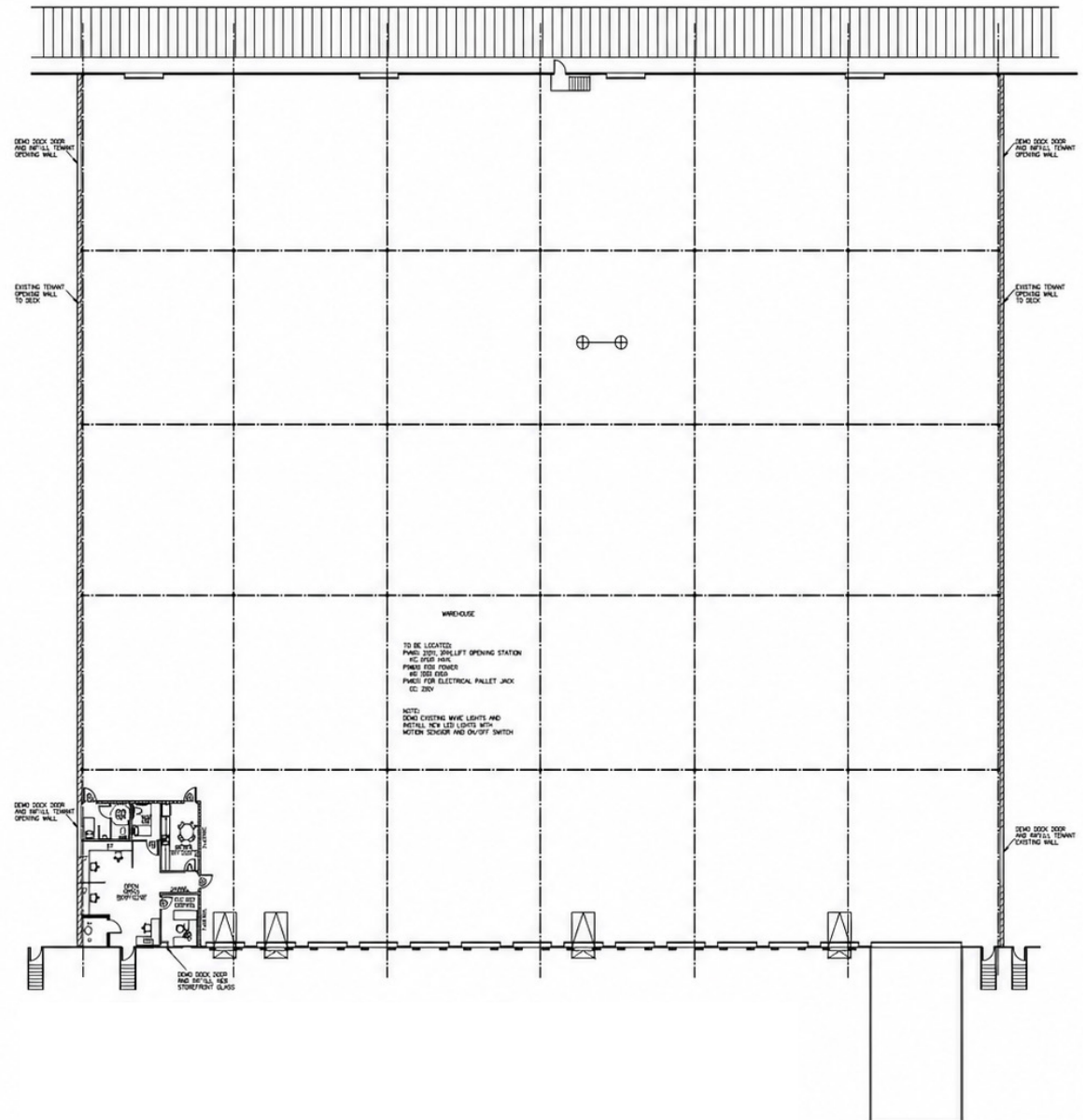
Second Floor Office Layout

SUITES 300 - 500

163,262
1,038 SF up to 10,705 SF of
Office
29 Dock High Doors
2 Drive- In Ramps

Suite 300

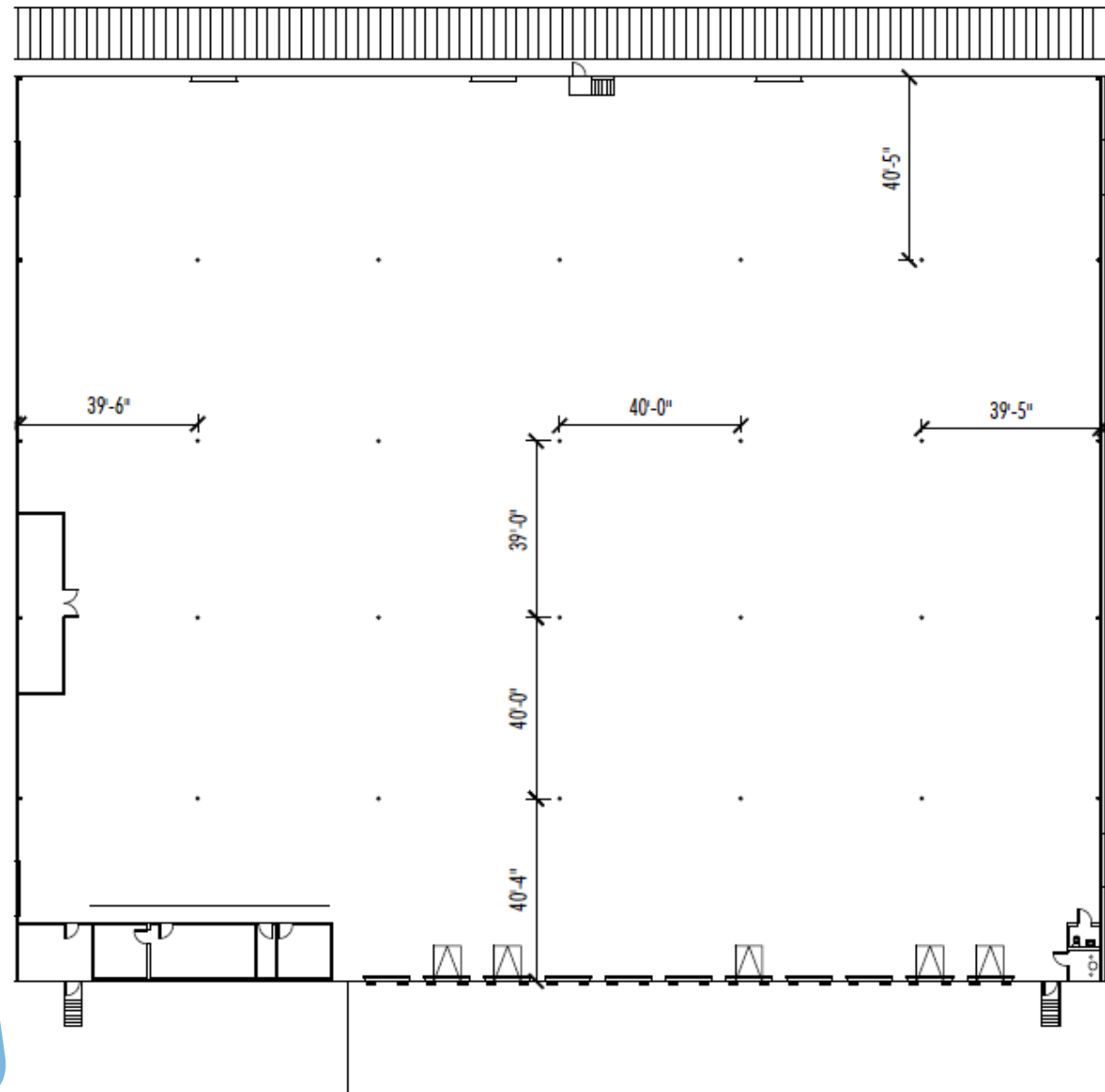
- 48,000 SF
- 1,038 SF Office
- 13 Dock High Doors (4 with pit levelers)
- 1 Drive-in Ramp



SUITE 400

Suite 400

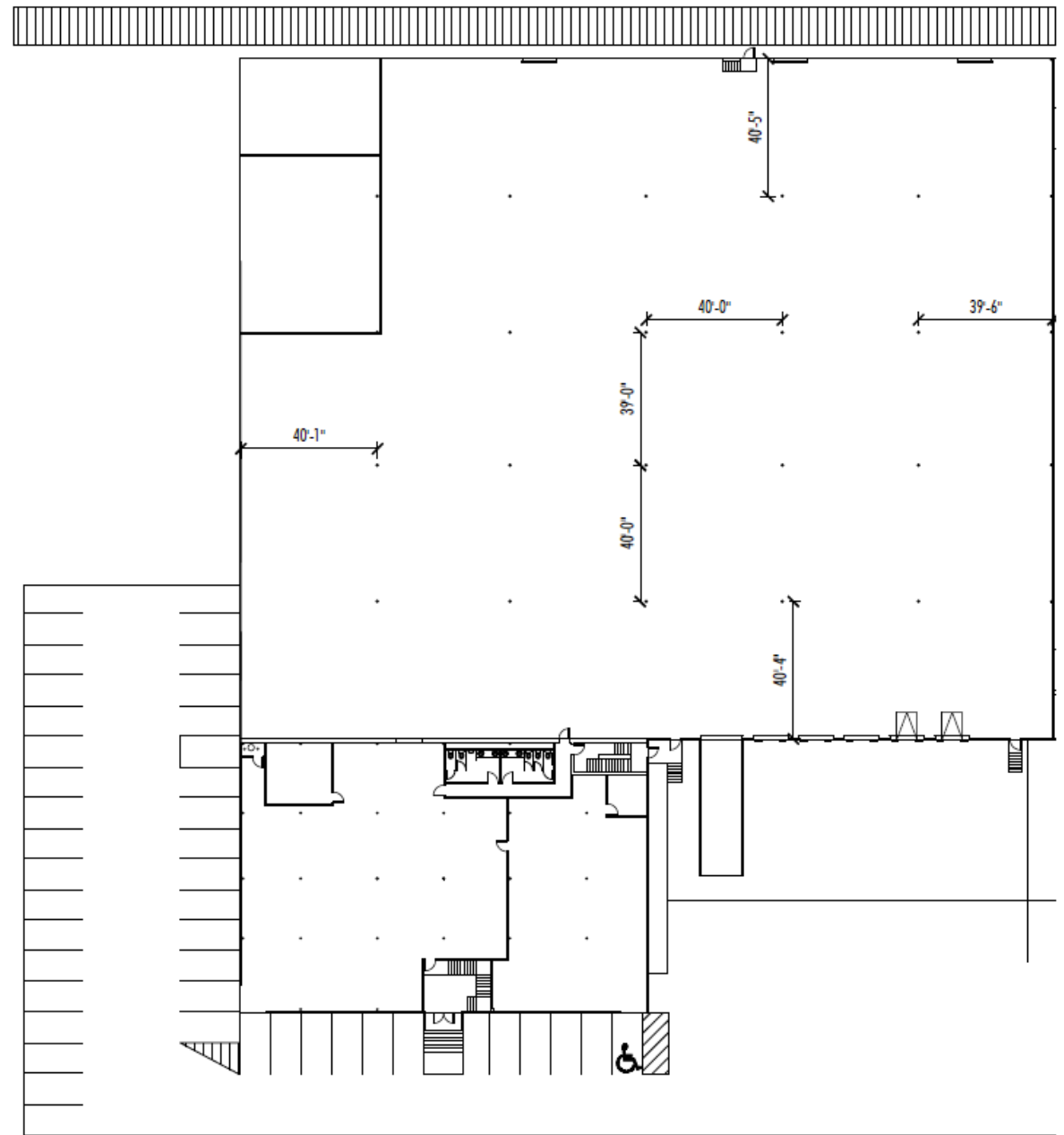
- 48,000 SF
- 910 SF Office
- 11 Dock High Doors



Suite 500

- 67,262 SF
- 47,928 SF Warehouse
- 9,667 SF Office (2nd story)
- 5 Dock High Doors
- 1 Drive-In Ramp

SUITE 500



LOCATION HIGHLIGHTS

PORTS

Port of Savannah
(259 Miles)

INTERSTATES

Interstate 75
(0.7 Miles)

Interstate 285
(1.3 Miles)

Interstate 85
(2.4 Miles)

AIRPORTS

Hartsfield-Jackson Atlanta
International Airport
(2.0 Miles)

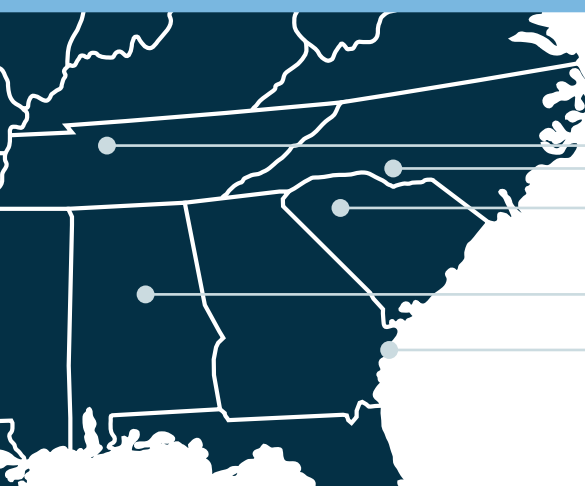
PARCEL HUBS

UPS Customer Center
(1.8 Miles)

FedEx Ship Center
(1.8 Miles)

MENISCUS
GROUP

LEE &
ASSOCIATES



NASHVILLE | 4.5 HRS
CHARLOTTE | 4 HRS
GREENVILLE | 2.5 HRS
BIRMINGHAM | 3 HRS
SAVANNAH | 3.5 HRS