



WAREHOUSE/LIGHT MANUFACTURING/DISTRIBUTION

FOR LEASE

**Available
Now**

**3077 OAKCLIFF INDUSTRIAL STREET
ATLANTA, GA 30340**

25,058 SF

- Front Loading
- Brick-on-Block Construction
- 18' Clear Ceiling Height
- Fully Sprinklered
- 3 Dock-High, 1 Drive-In Door
- 120/208-volt, 400 amp, 3-Phase Power
- Quick Access to I-85 & I-285



EMMA JACKSON
LEASING EXECUTIVE

770.916.1775 OFFICE
404.538.3745 MOBILE
EMMA@SHAHEENCO.COM

WWW.SHAHEENCO.COM



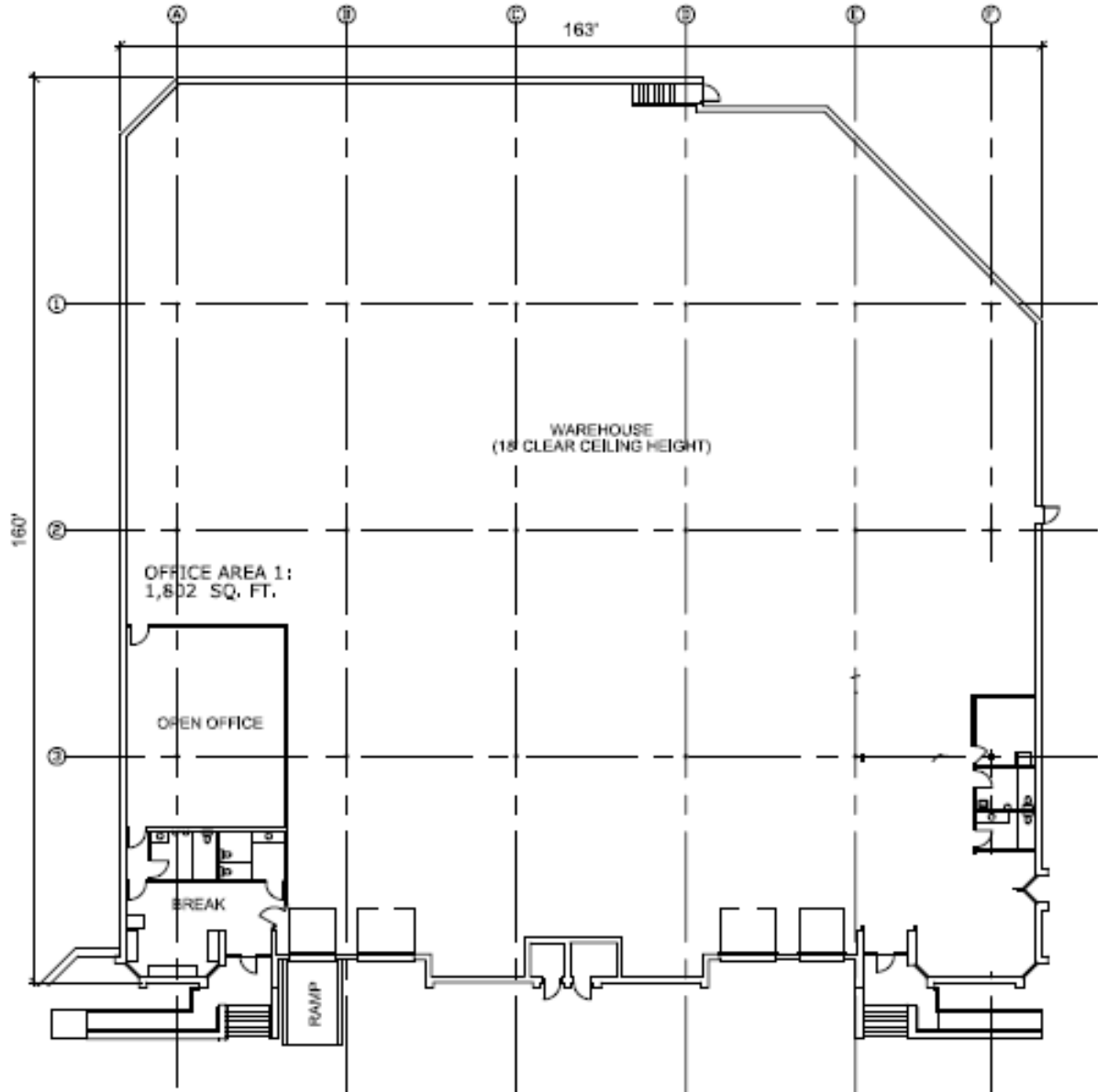
RATE INFO

Approx Total SF	Approx Office SF	Base Rent/SF	Base Rent/Mon	CAM/SF	CAM/Mon.	Water Mon	Taxes & Ins/Mon	Clear Height	Power	Sprinkler	DH	DI	RR	Avail
25,058	2,030	\$12.00	\$25,058	\$1.00	\$2,088	Tenant pays	\$3,634	18'	400 amp, 120/208 volt	ESFR	3	1	4	Now

3625 Cumberland Blvd SE Suite250
 Atlanta, GA30339
 770.916.1775

shaheenco.com

FLOOR PLAN



OFFICE AREA: _____ SQ. FT.
 WAREHOUSE: _____ SQ. FT.
 TOTAL SUITE: 25,058 SQ. FT.



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