

ATLANTA WEST DISTRIBUTION CENTER

FOR LEASE

± 292,310 SF

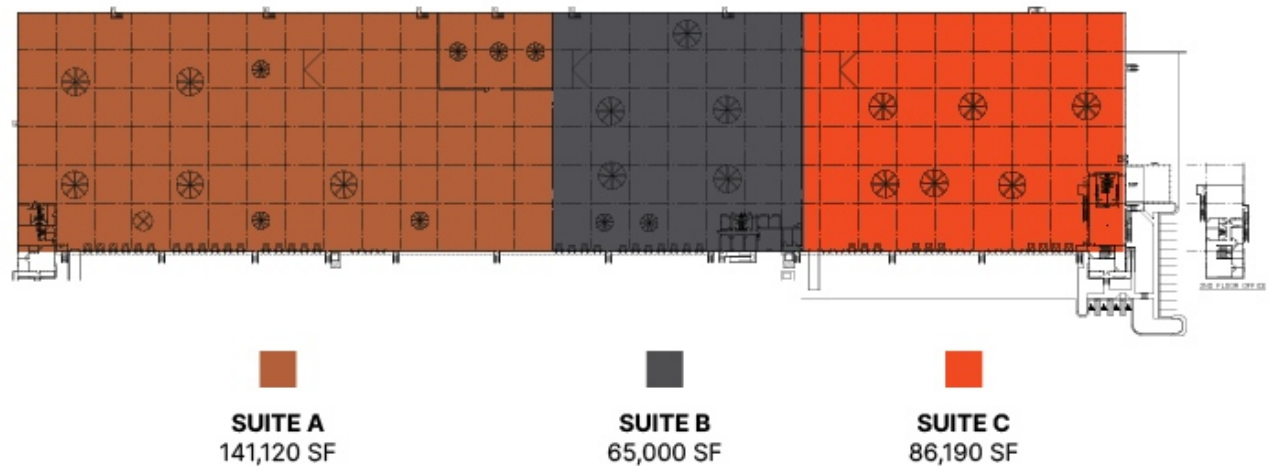
6300 Boat Rock Blvd.
Atlanta, GA 30336

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Building Highlights

- Full Building: 292,310 SF divisible
- 40' x 40' column spacing with 50' speed bays
- Three Suites A-C
- 9,321 SF of office total across 3 office pods
- 50 dock positions
 - 36 doors equipped with pit levelers
 - 2 doors equipped with Edge of Dock levelers
 - 15 doors equipped with Dok Loks
 - 37 doors equipped with dock seals
- 2 drive-in doors
- 157 auto parks
- Front Load Configuration
- 28' clear
- Truck Court depth: 140'
- ESFR sprinkler system
- LED lighting 30 FC at 36" AFF on open floor plan
- M1-A Zoning Fulton County within City of South Fulton
- Fully fenced and secured
- Full dock canopy
- Power: 5,500 A, 480/277 V
- 22 HVLS fans throughout



Suite A

141,120 SF

20 dock positions

15 doors equipped with pit levelers

2 door equipped with Edge of Dock levelers

12 doors equipped with Dok Loks

16 doors equipped with dock seals

7 docks equipped with swing lights

1 drive-in door

Office SF: 2,778 SF

Power: 3,000 A, 480/277 V service
shared with suite B

4 air changes per hour

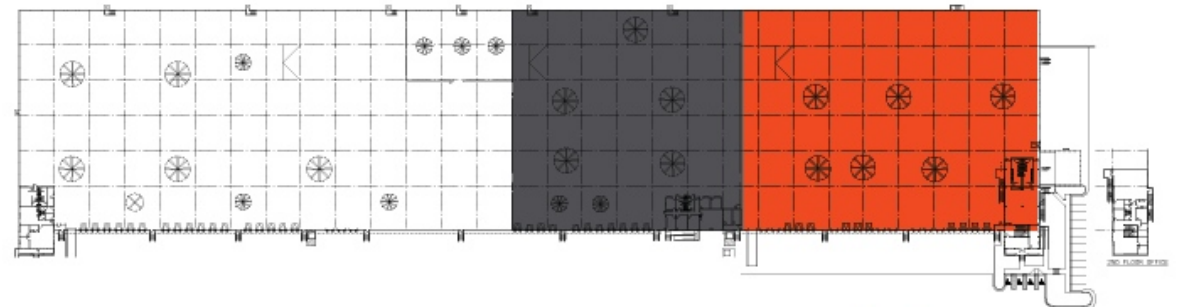
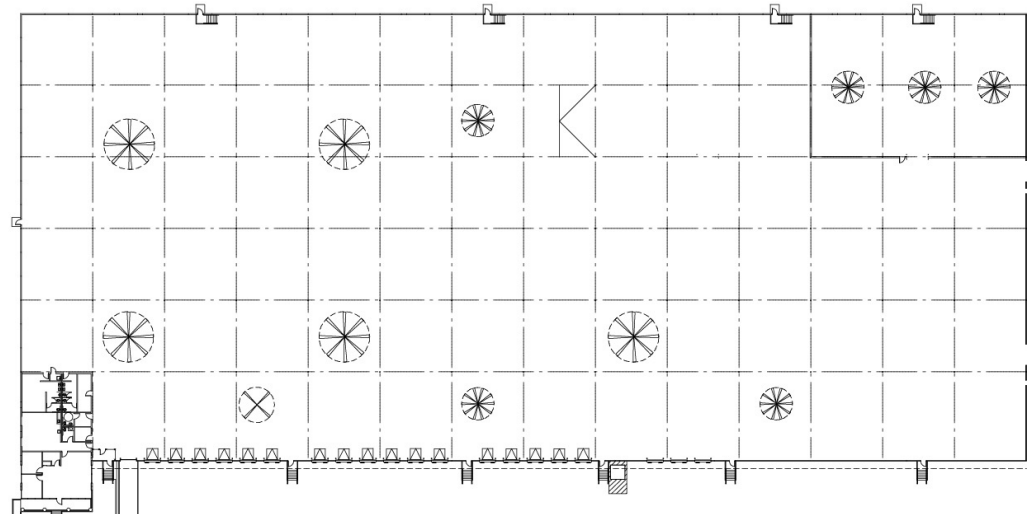
Humidistat package on exhaust fans

LED lighting 30 FC at 36" AFF on open
floor plan

58 auto parks

12 knock out positions

9 HVLS fans



□
SUITE A
141,120 SF

■
SUITE B
65,000 SF

■
SUITE C
86,190 SF

Suite B

65,000 SF

11 dock positions

10 doors equipped with pit levelers

3 doors equipped with Dok Loks

10 doors equipped with dock seals

11 docks equipped with swing lights

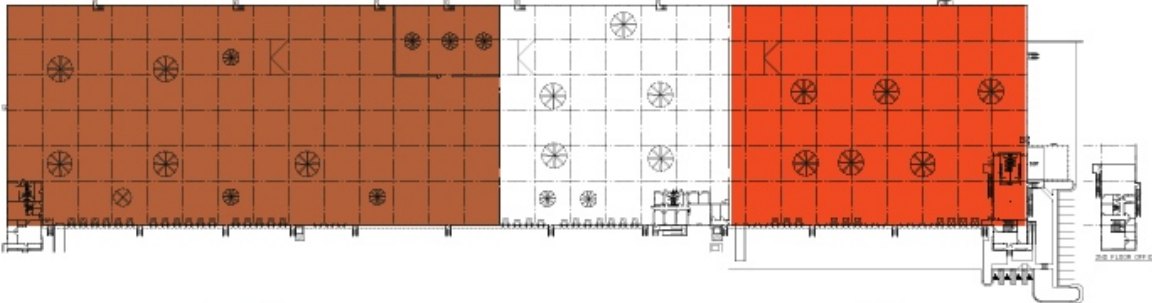
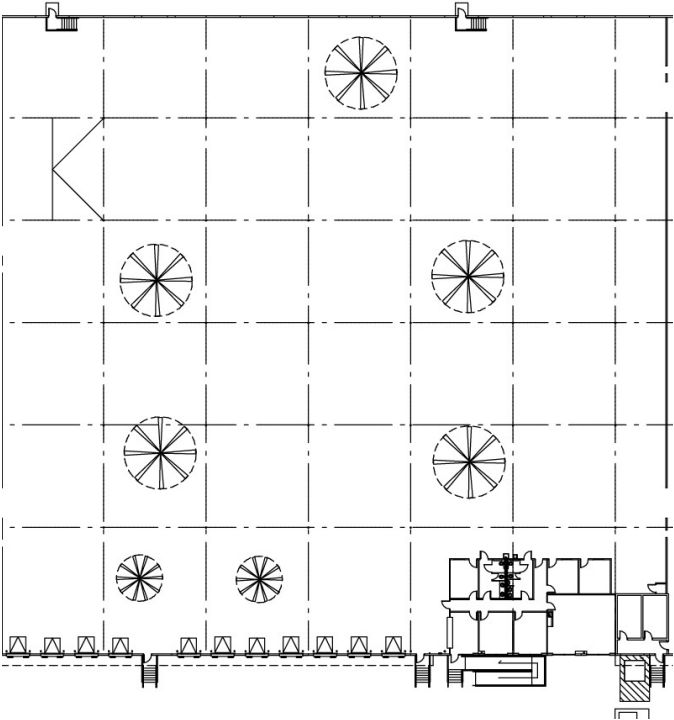
Power: 3,000 A, 480/277 V service shared with suite A

Lighting: LED lighting 30 FC at 36" AFF on open floor plan

2,400 SF of office

23 auto parks

7 HVLS fans



SUITE A
141,120 SF

SUITE B
65,000 SF

SUITE C
86,190 SF

Suite C

86,190 SF

19 dock positions

11 doors equipped with pit levelers

11 doors equipped with dock seals

3 docks equipped with swing lights

1 drive-in door

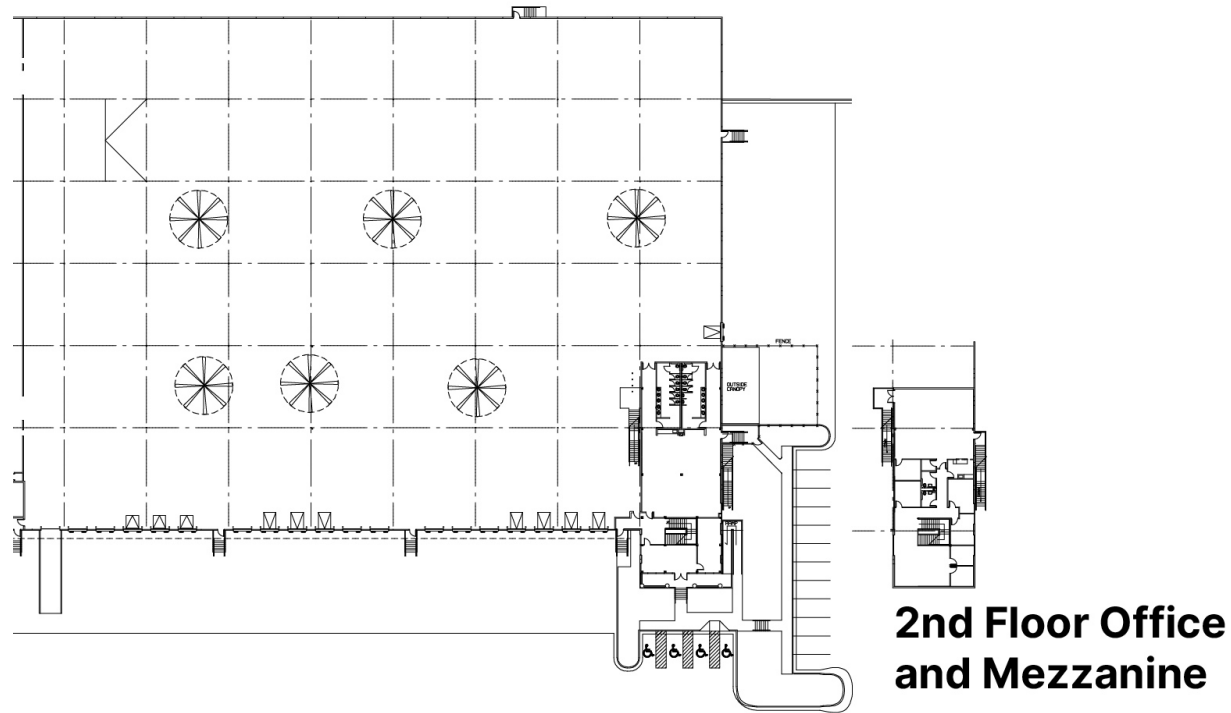
Power: 2,500 A, 480/277 V

Lighting: LED lighting 30 FC at 36" AFF on open floor plan

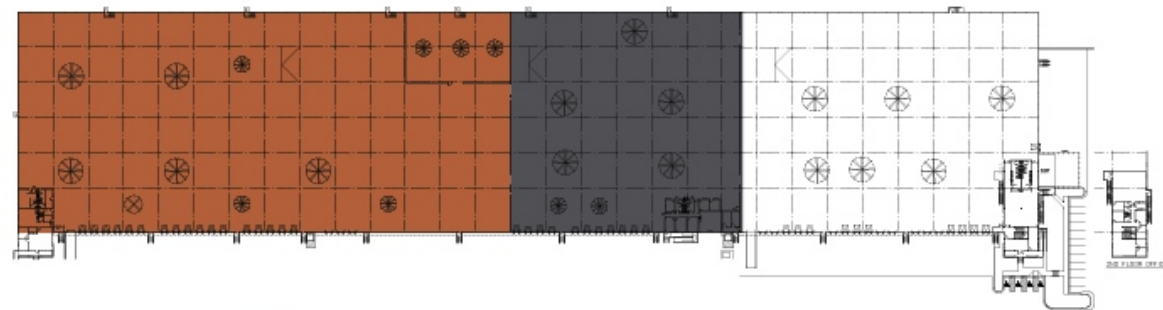
7,983 SF of office inclusive of 3,880 SF of mezzanine

76 auto parks

7 HVLS fans



2nd Floor Office and Mezzanine



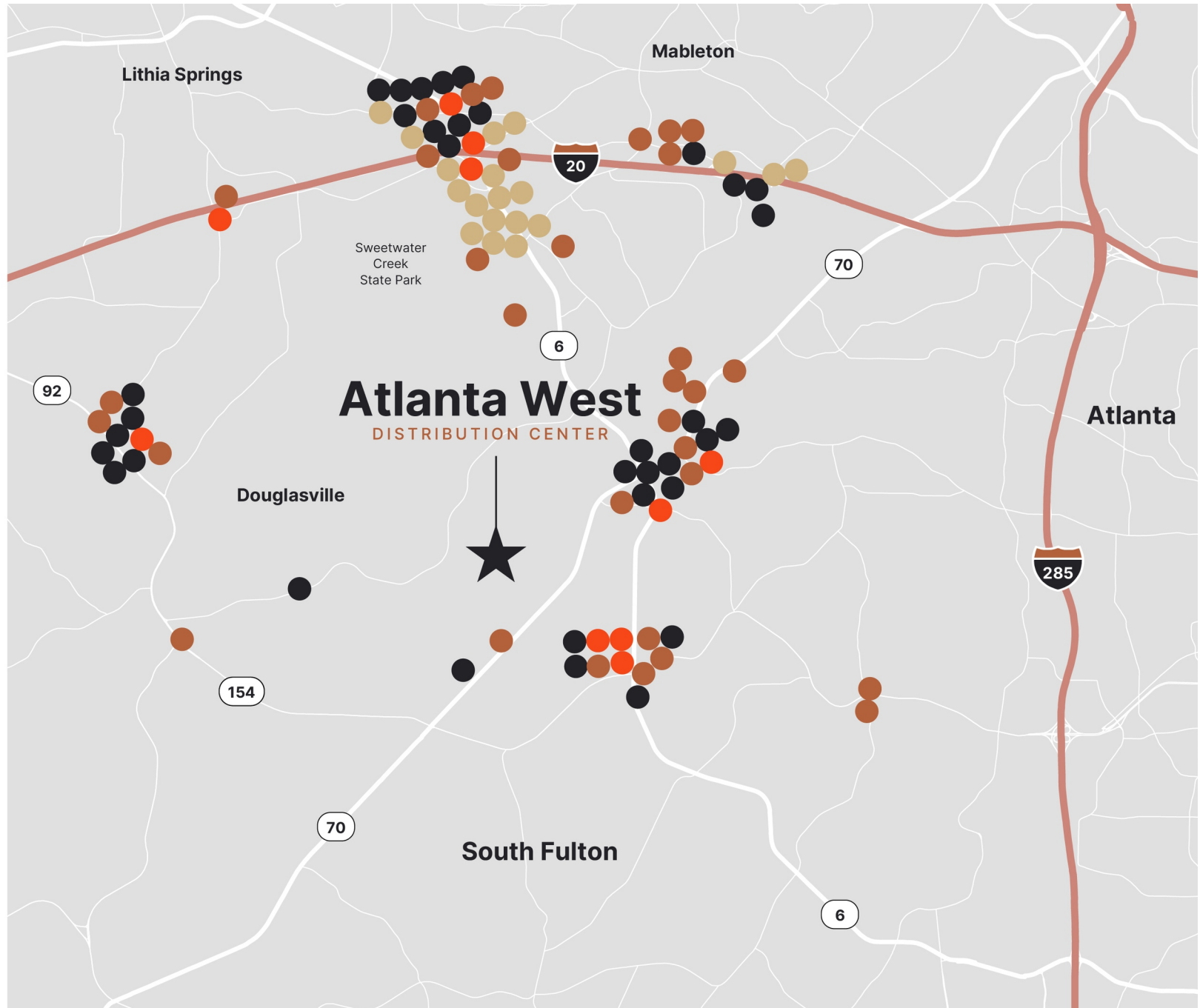
SUITE A
141,120 SF

SUITE B
65,000 SF

SUITE C
86,190 SF

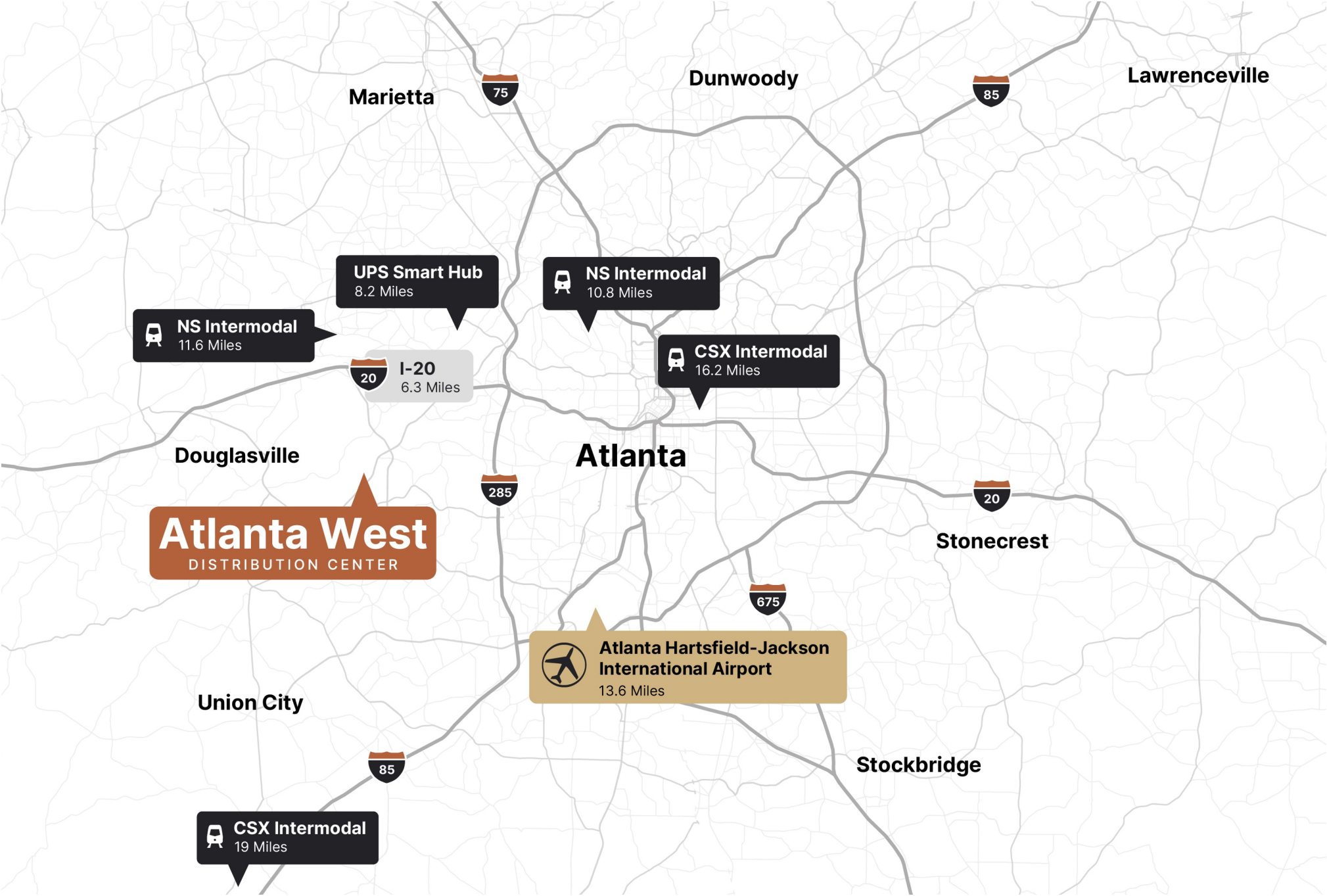
Area Amenities

Dining, retail, and service amenities are located just moments from Atlanta West Distribution Center.



Location & Access

With convenient access to major interstates, ports, and airports, Atlanta West Distribution Center provides efficient connectivity for distribution and logistics operations.



Corporate Neighbors



CONTACT INFORMATION

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