



WAREHOUSE/LIGHT MANUFACTURING/DISTRIBUTION

# FOR LEASE

Available  
June 2025

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
- 3,791 S.F. as Office Area
- 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	3,791	\$13.00	\$27,146	\$1.00	\$2,088	\$200	\$4,376	18'	400 amp, 120/208 volt	ESFR	3	1	4	June 2025

3625 Cumberland Blvd SE Suite250  
 Atlanta, GA30339  
 770.916.1775

[shaheenco.com](http://shaheenco.com)

# FLOOR PLAN

