



INDUSTRIAL DISTRIBUTION FACILITY

# FOR LEASE

Available Q2 2026

5080 NORTH ROYAL ATLANTA DR  
TUCKER, GA 30084

## Property Highlights

- Total SF: 105,600 (divisible 26k-105k sf)
- Clear Height: 24'
- ESFR Sprinklered
- Lighting: T5
- Truck Court: 130'
- Bay Depth: 220'
- Electrical: 400 amp, 480 volt
- Column Spacing: 44 w x 40 d
- New: TPO roof, truck court asphalt & exterior paint

**EMMA JACKSON**  
LEASING EXECUTIVE

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# 5080 NORTH ROYAL ATLANTA DR PROPERTY DETAILS

Ste	Approx. Total SF	Approx Office SF	Base Rent/SF	Base Rent/Mo.	CAM/SF	CAM/Mon.	Taxes SF	Taxes/Mon.	Ins./SF	Ins./Month	Water	Clear Height	Power	DH	DI
5080	105,600	6,277*	\$8.50	\$74,800	\$1.00	\$8,800	\$1.03	\$9,065	\$0.17	\$1,496	Tenant Pays	24'	1,600 amp, 480-volt	16	2
1	44,168	4,453	\$10.00	\$36,667	\$1.00	\$3,667	\$1.03	\$3,777	\$0.17	\$624	Tenant Pays	24'	400 amp, 480-volt	5	2
2	26,067	1,769	\$12.00	\$26,400	\$1.00	\$2,200	\$1.03	\$2,266	\$0.17	\$374	Tenant Pays	24'	400 amp, 480-volt	4	1
3	35,335	1,987	\$11.00	\$32,267	\$1.00	\$2,933	\$1.03	\$3,022	\$0.17	\$499	Tenant Pays	24'	400 amp, 480-volt	3	1

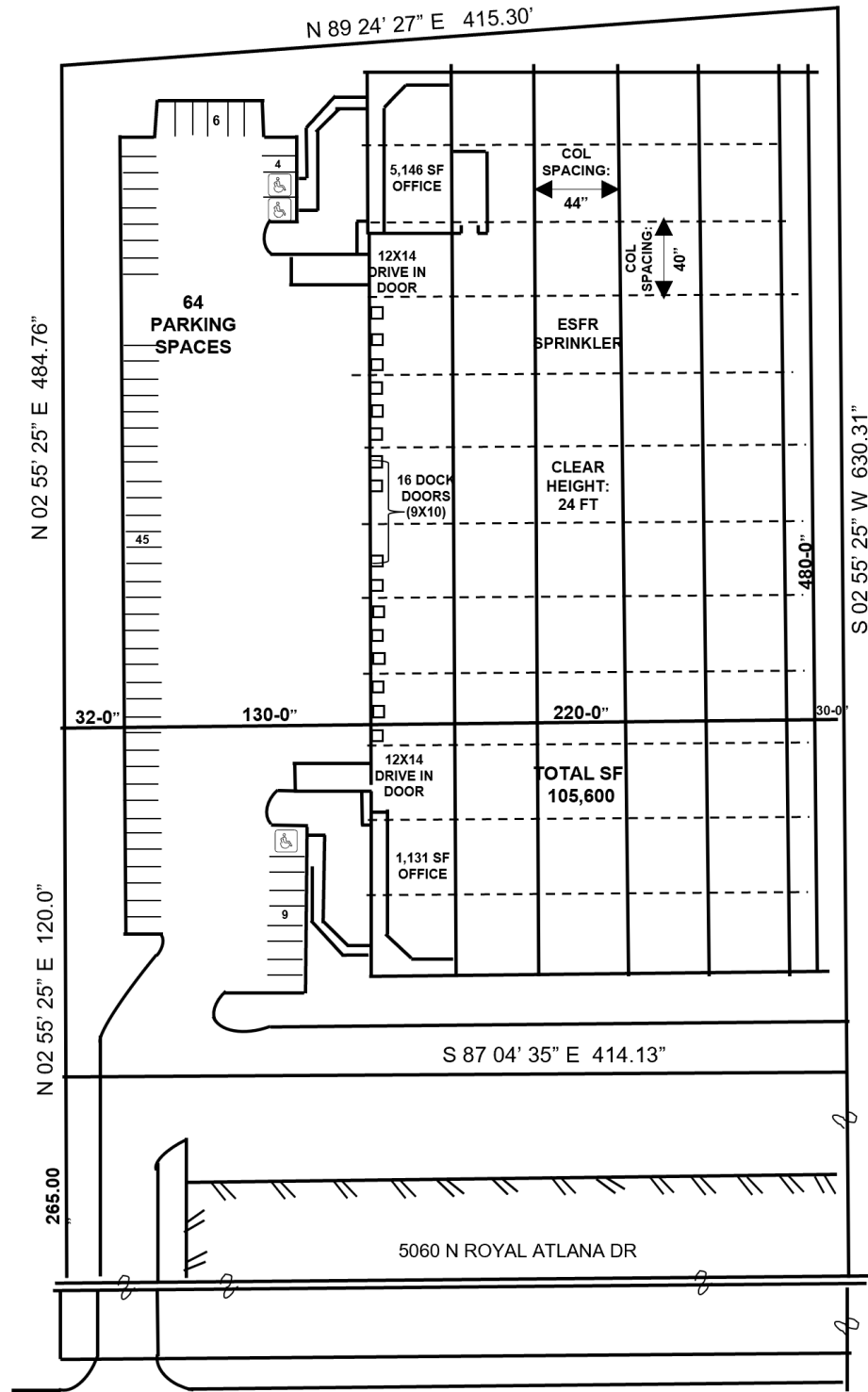


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# 5080 NORTH ROYAL ATLANTA DR

## SITE PLAN: 105k SF



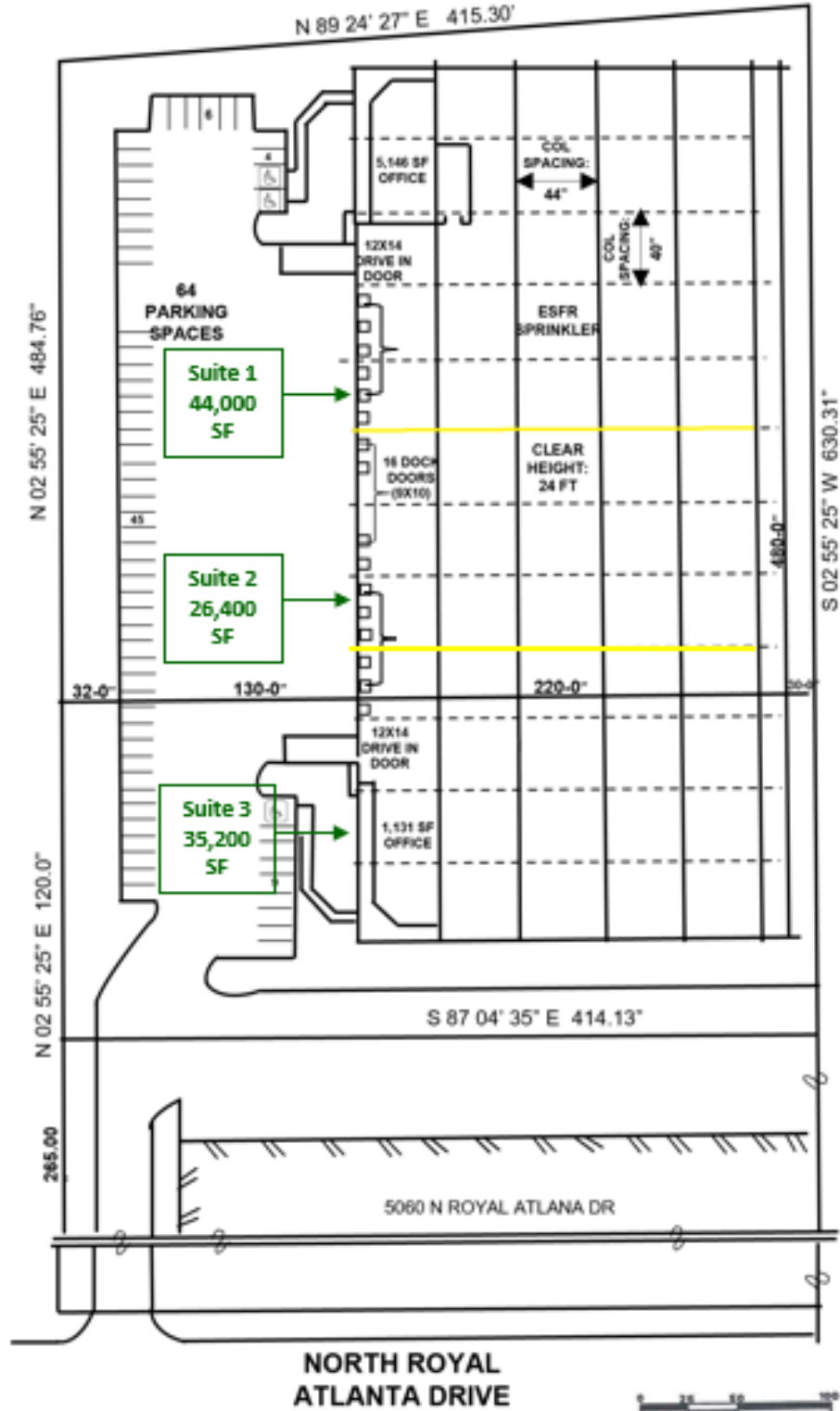
NORTH ROYAL  
ATLANTA DRIVE



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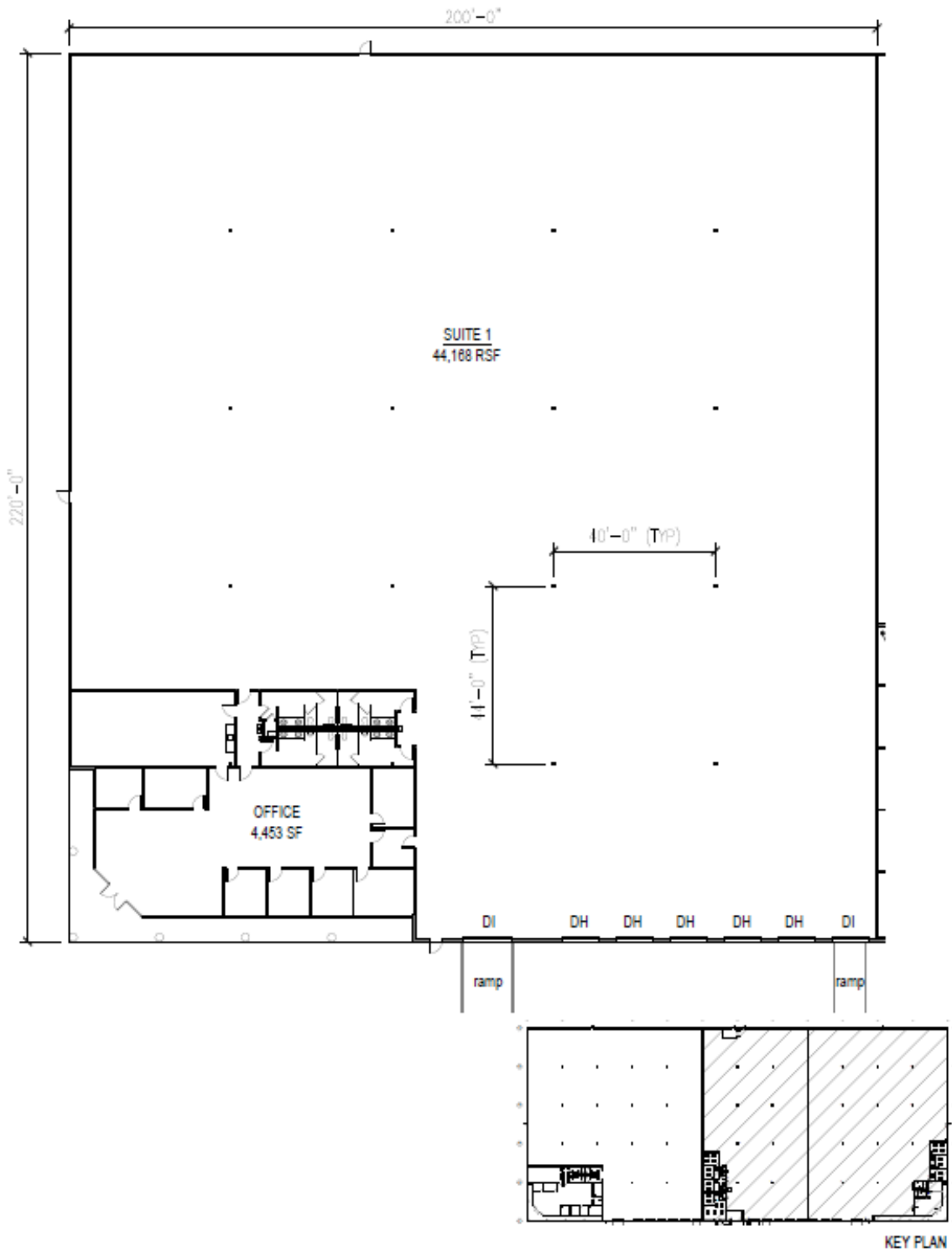
# 5080 NORTH ROYAL ATLANTA DR SITE PLAN: 26K-105K SF



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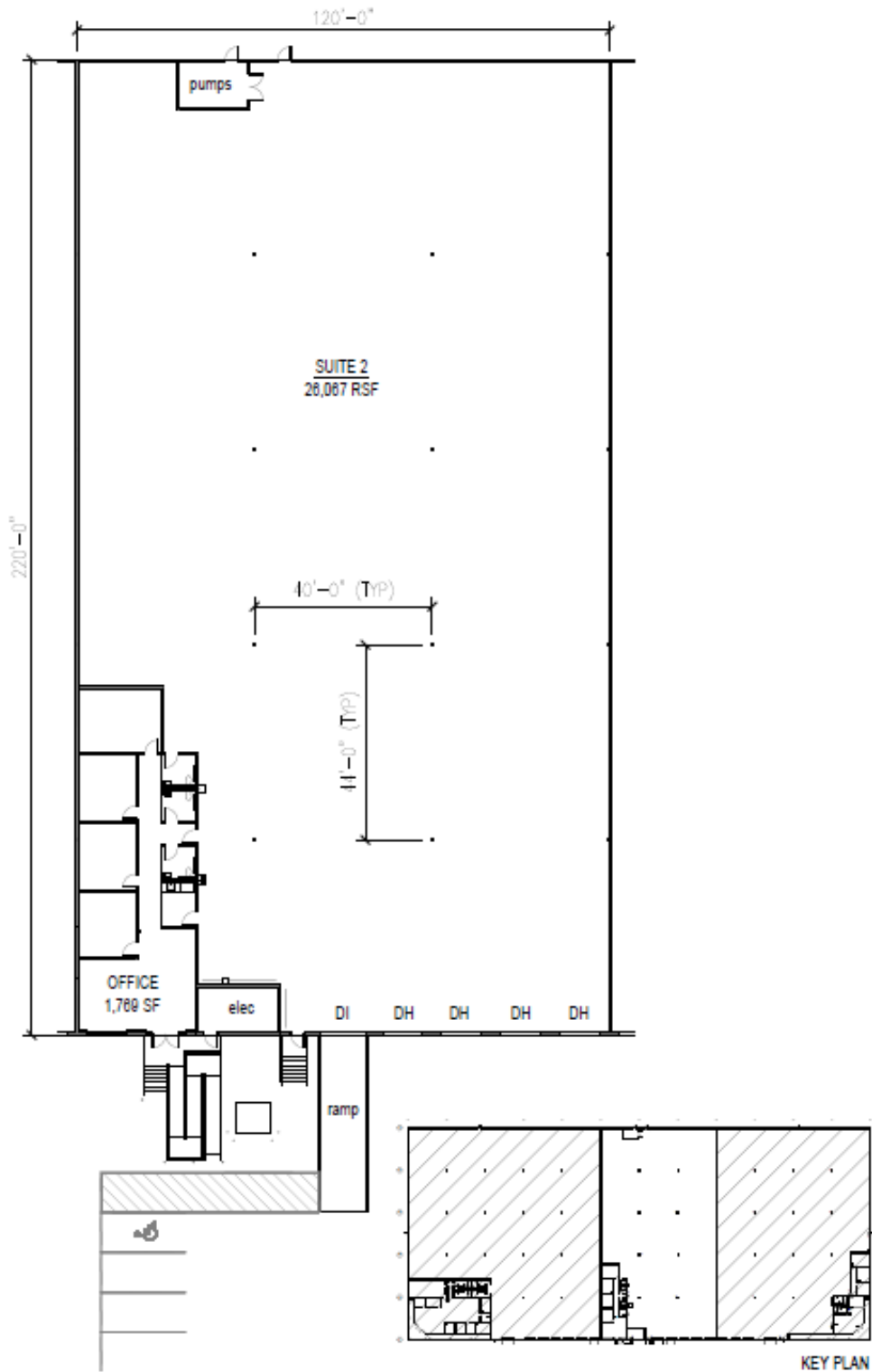
# 5080 NORTH ROYAL ATLANTA DR FLOOR PLAN SUITE 1



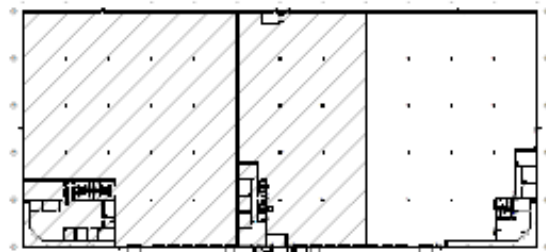
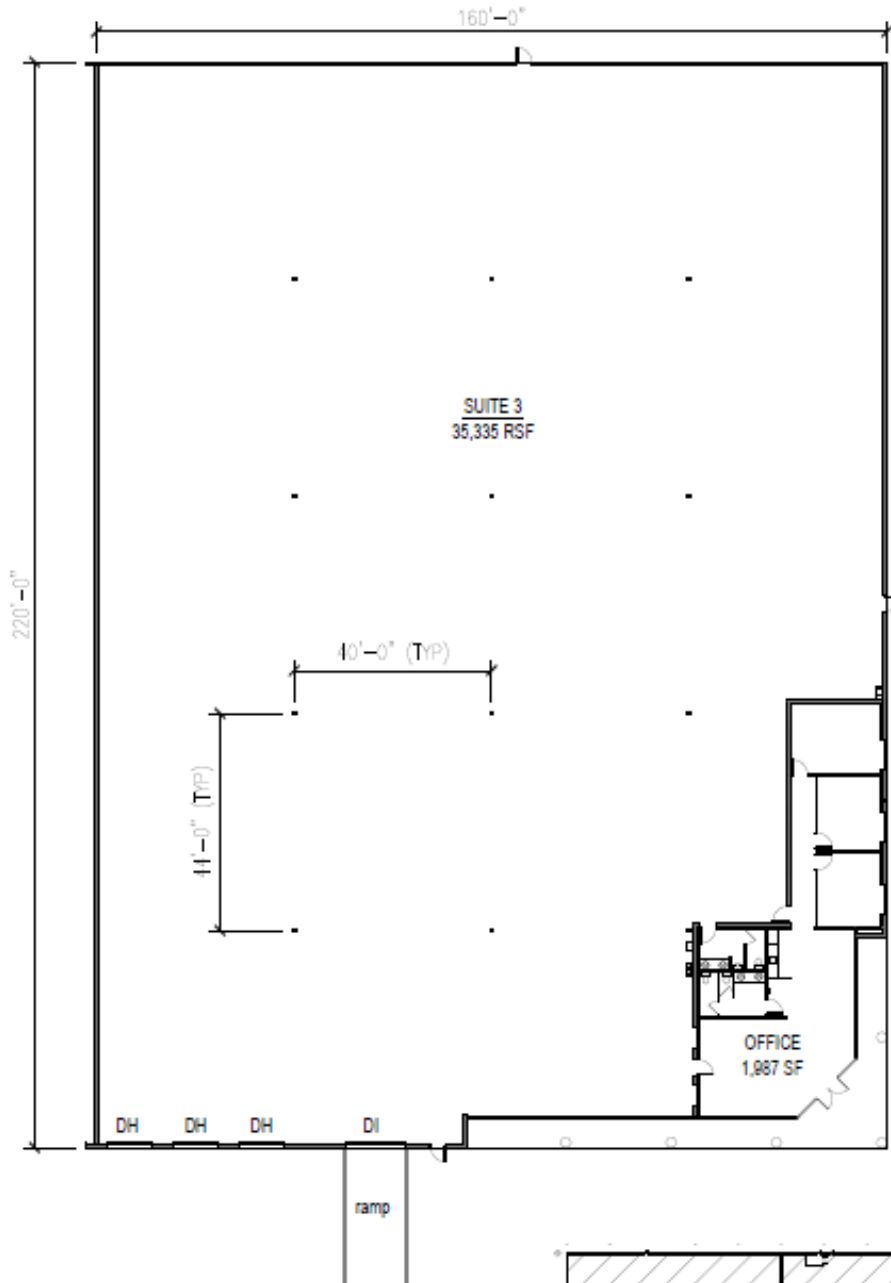
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# 5080 NORTH ROYAL ATLANTA DR FLOOR PLAN SUITE 2



# 5080 NORTH ROYAL ATLANTA DR FLOOR PLAN SUITE 3



KEY PLAN