

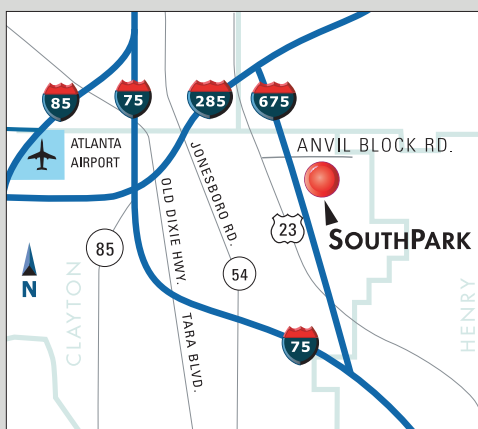


ARES
INDUSTRIAL
MANAGEMENT

SOUTHPARK

3000 SOUTHPARK BOULEVARD, ELLENWOOD GA 30294

Suite 150 | 112,600 - 136,600 Leasable SQ FT | Class A Warehouse Facility



BUILDING HIGHLIGHTS

- 273,200 SF cross-dock
- 32' clear ceiling
- 40'w x 50'd columns
- ESFR sprinkler system
- 140'-180'd secured truck courts with 60' concrete aprons
- Tier 1 Community with tax incentives

SUITE 150 HIGHLIGHTS

- 112,600 - 136,600 SF available; expandable up to 273,200 SF total
- 4,524 SF office; make-ready work in process - new paint, flooring, millwork & LED light fixtures
- LED warehouse lights with motion sensors being installed
- 36 (9'x10') dock-high doors; 11 pit levelers; 25 EOD levelers
- 600 amp, 277-480 volt, 3 phase, 4 wire electrical service
- Secured truck court

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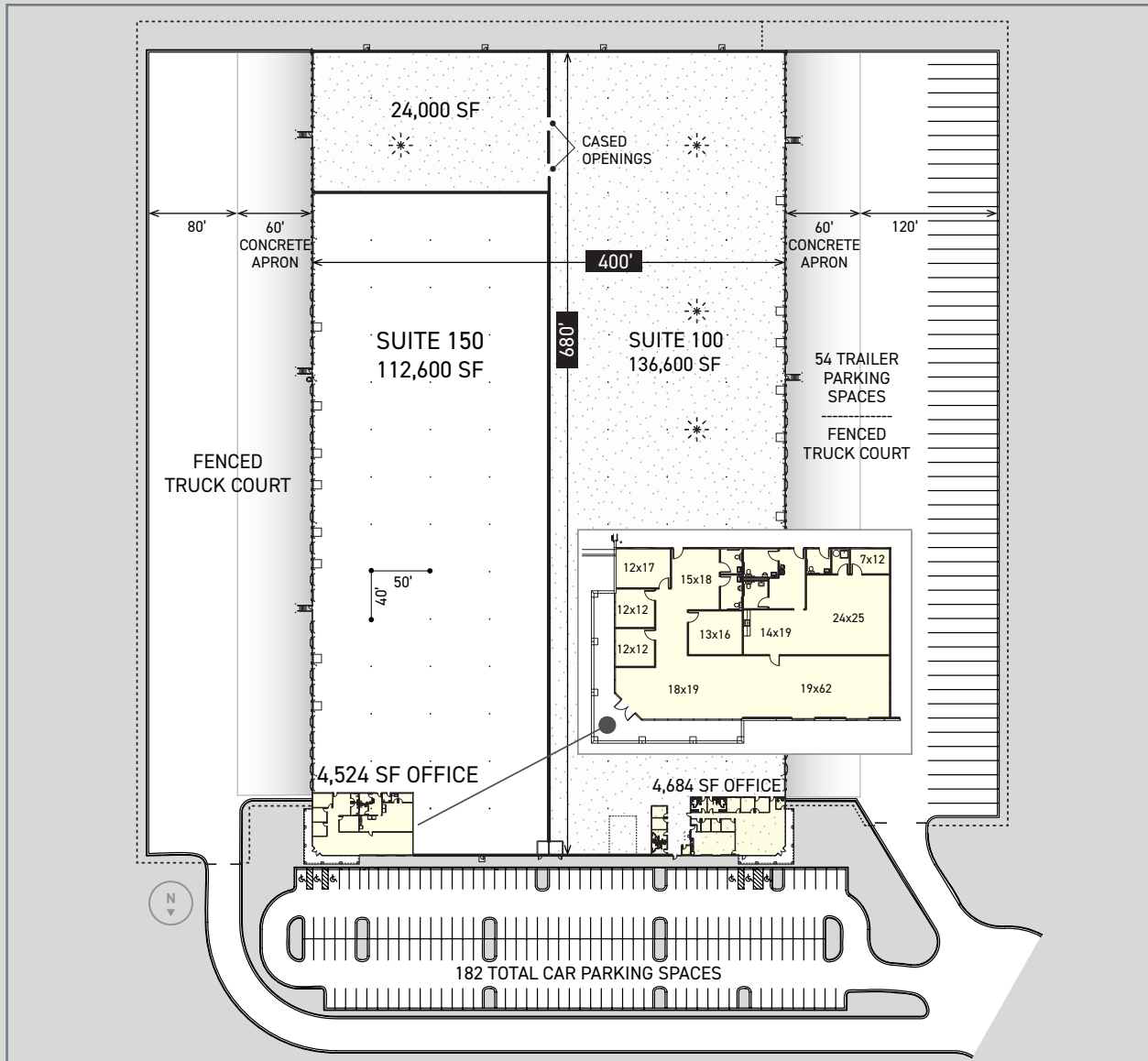


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