

4525 FREDERICK DRIVE SW | STE B

Atlanta, GA 30336



FOR LEASE | ±30,415 SF

CONNOR WINKLER, SIOR

Executive VP / Principal
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404.442.2803
318.393.8248



TAURUS

PROPERTY HIGHLIGHTS

- **TOTAL BUILDING SQ. FT.** | 116,448 SF
- **AVAILABLE SQ. FT.** | 30,415 SF
- **OFFICE SQ. FT.** | 1,875 SF
- **DOCK DOORS** | 4 (8' x 10') DH (2 pit levelers)
- **DRIVE IN DOORS** | 1 (8' X 10') DI (metal ramp)
- **COLUMN SPACING** | 40' L x 50' W
- **CLEAR HEIGHT** | 23' 5"
- **SPRINKLER** | Wet System
- **CONFIGURATION** | Front Load
- **YEAR BUILT** | 1977
- **AUTO PARKING** | ± 20 spaces
- **ZONING** | M-2 Heavy Industrial
- **COMMENTS** | End cap space



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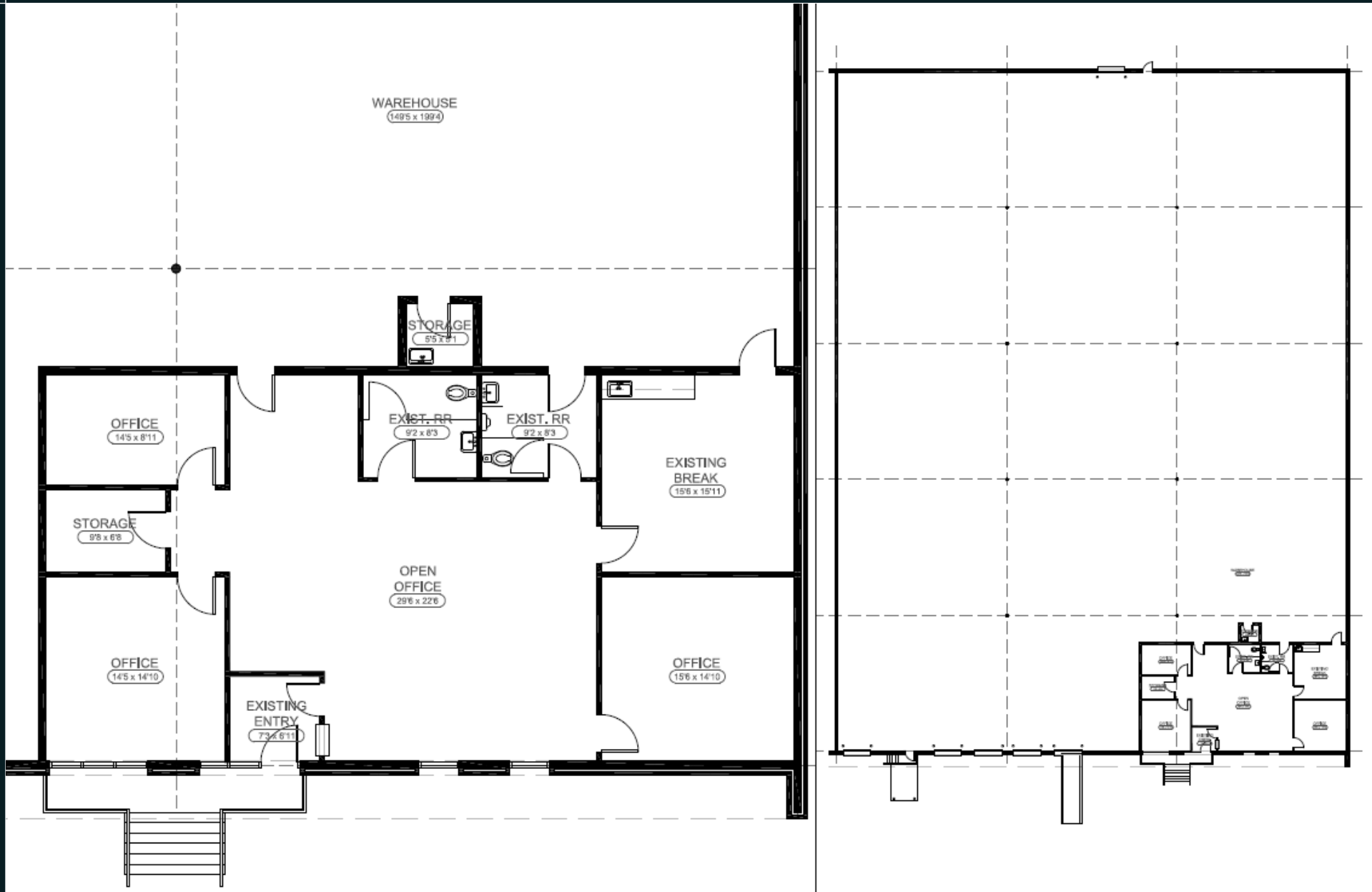
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FLOOR PLAN



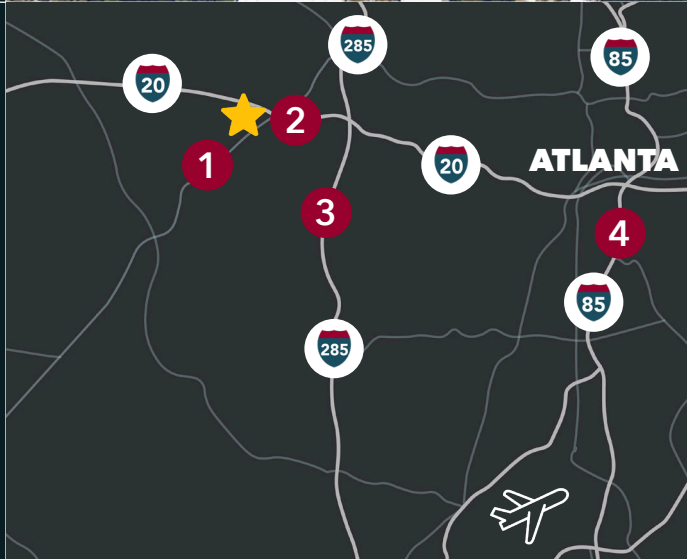
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IN GOOD COMPANY



KEY DISTANCES

-  SUBJECT SITE
-  1 Fulton Industrial Blvd | 0.3 mi
-  2 Interstate 20 | 1.2 mi
-  3 Interstate 285 | 3.2 mi
-  4 Interstate 85 | 9.7 mi
-  ATL Int'L Airport | 16.5 mi

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