



INDUSTRIAL DISTRIBUTION FACILITY

FOR LEASE

5080 NORTH ROYAL ATLANTA DR
TUCKER, GA 30084

Available
Now

Property Highlights

- Total SF: 105,600 (divisible 26k-105k sf)
- Clear Height: 24'
- ESFR Sprinklered
- Lighting: LED
- 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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WWW.SHAHEENCO.COM



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*	\$7.50	\$66,000	\$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	\$9.00	\$33,126	\$1.00	\$3,681	\$1.03	\$3,792	\$0.17	\$626	Tenant Pays	24'	400 amp, 480- volt	5	2
2	26,067	1,769	\$11.00	\$23,895	\$1.00	\$2,173	\$1.03	\$2,238	\$0.17	\$369	Tenant Pays	24'	400 amp, 480- volt	4	1
3	35,335	1,987	\$10.00	\$29,446	\$1.00	\$2,945	\$1.03	\$3,033	\$0.17	\$501	Tenant Pays	24'	400 amp, 480- volt	3	1

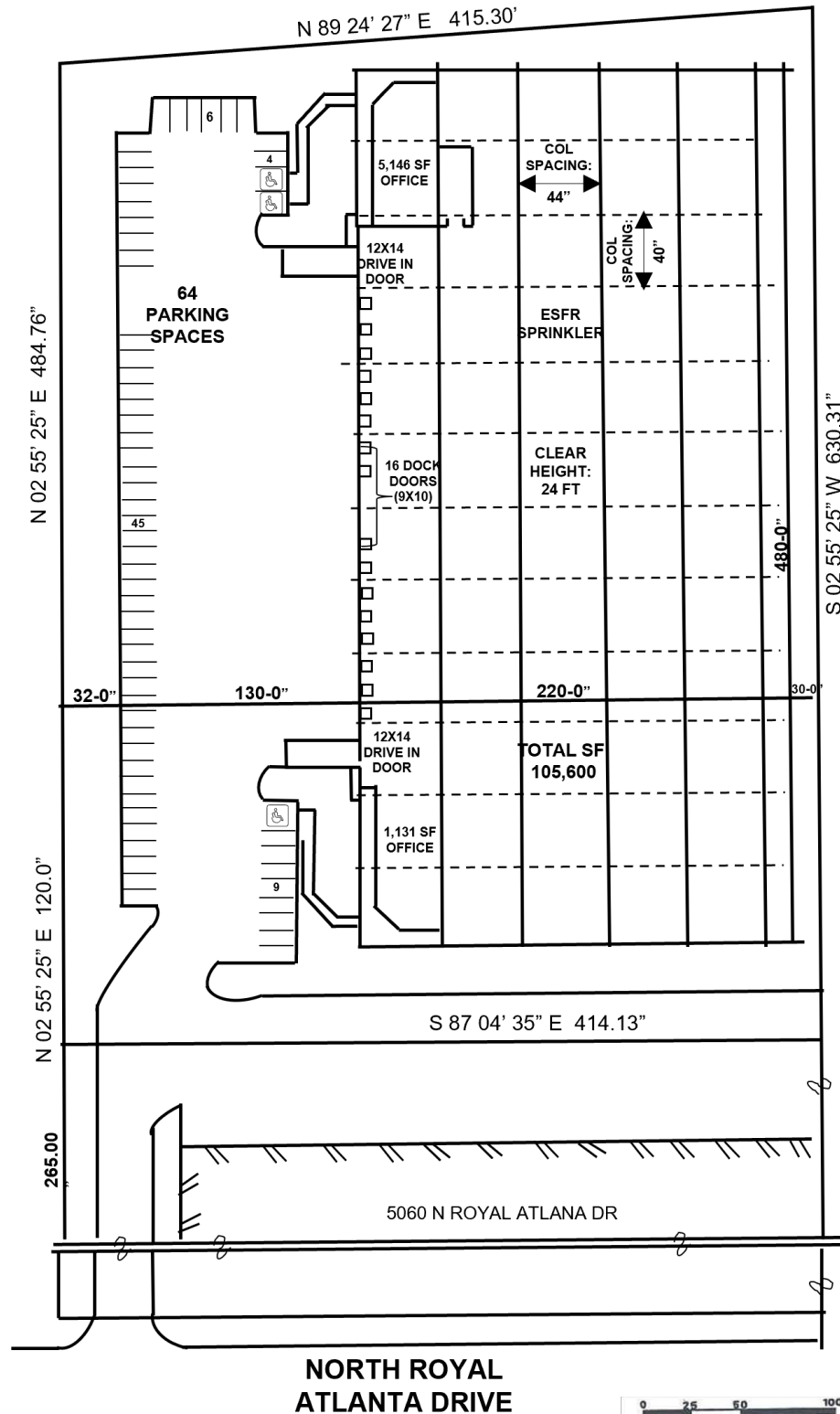


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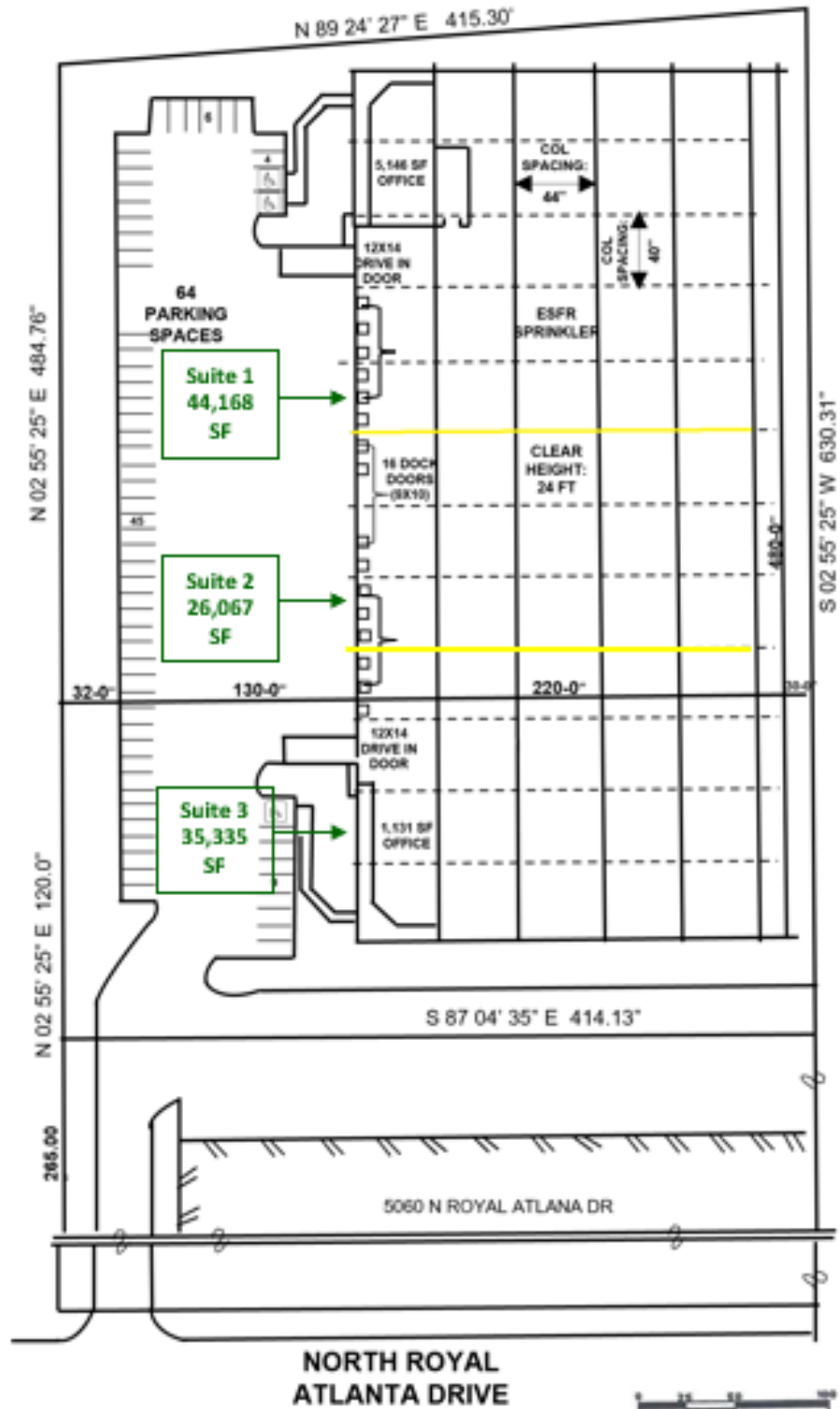
5080 NORTH ROYAL ATLANTA DR

SITE PLAN: 105k SF

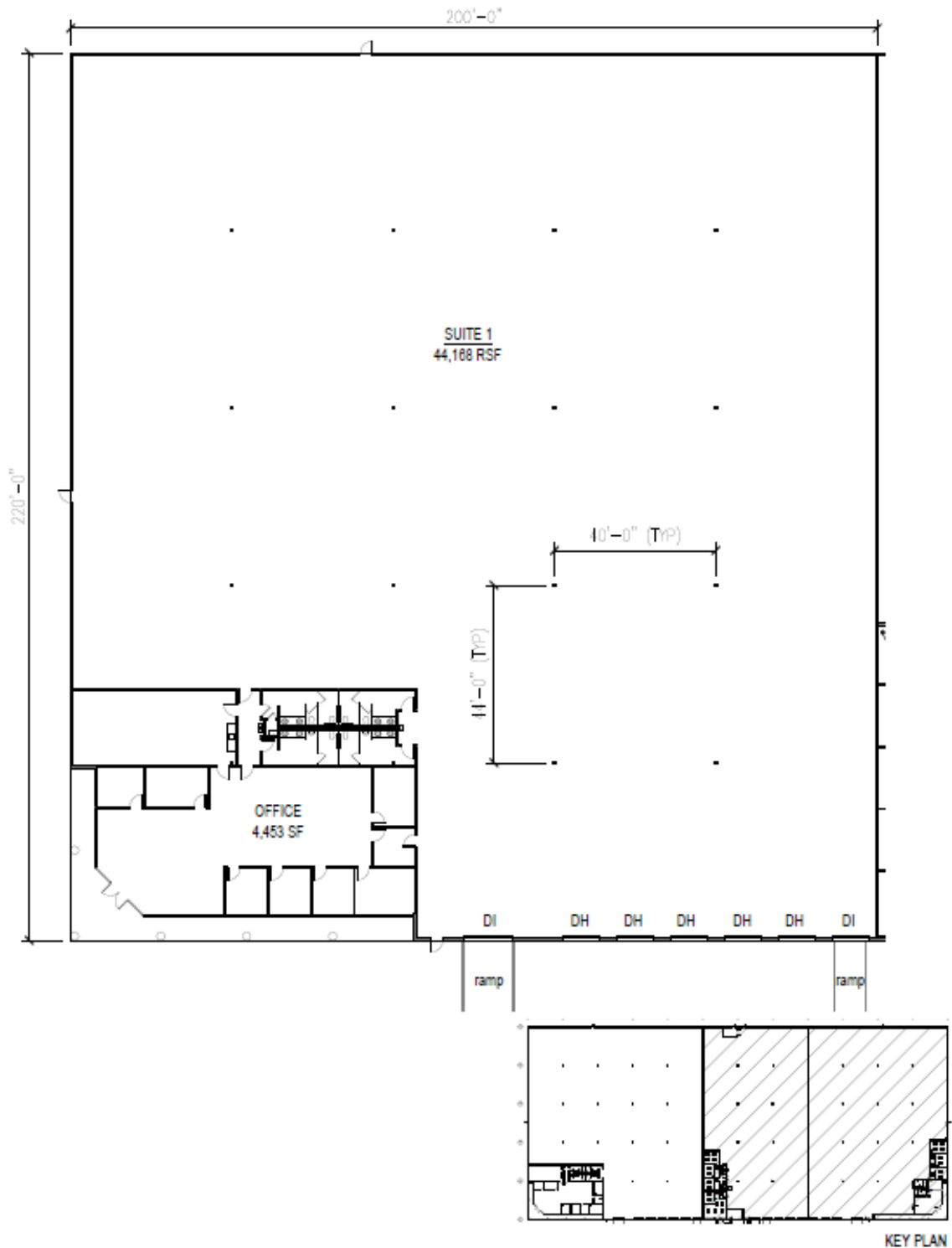


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SITE PLAN: 26K-105K SF

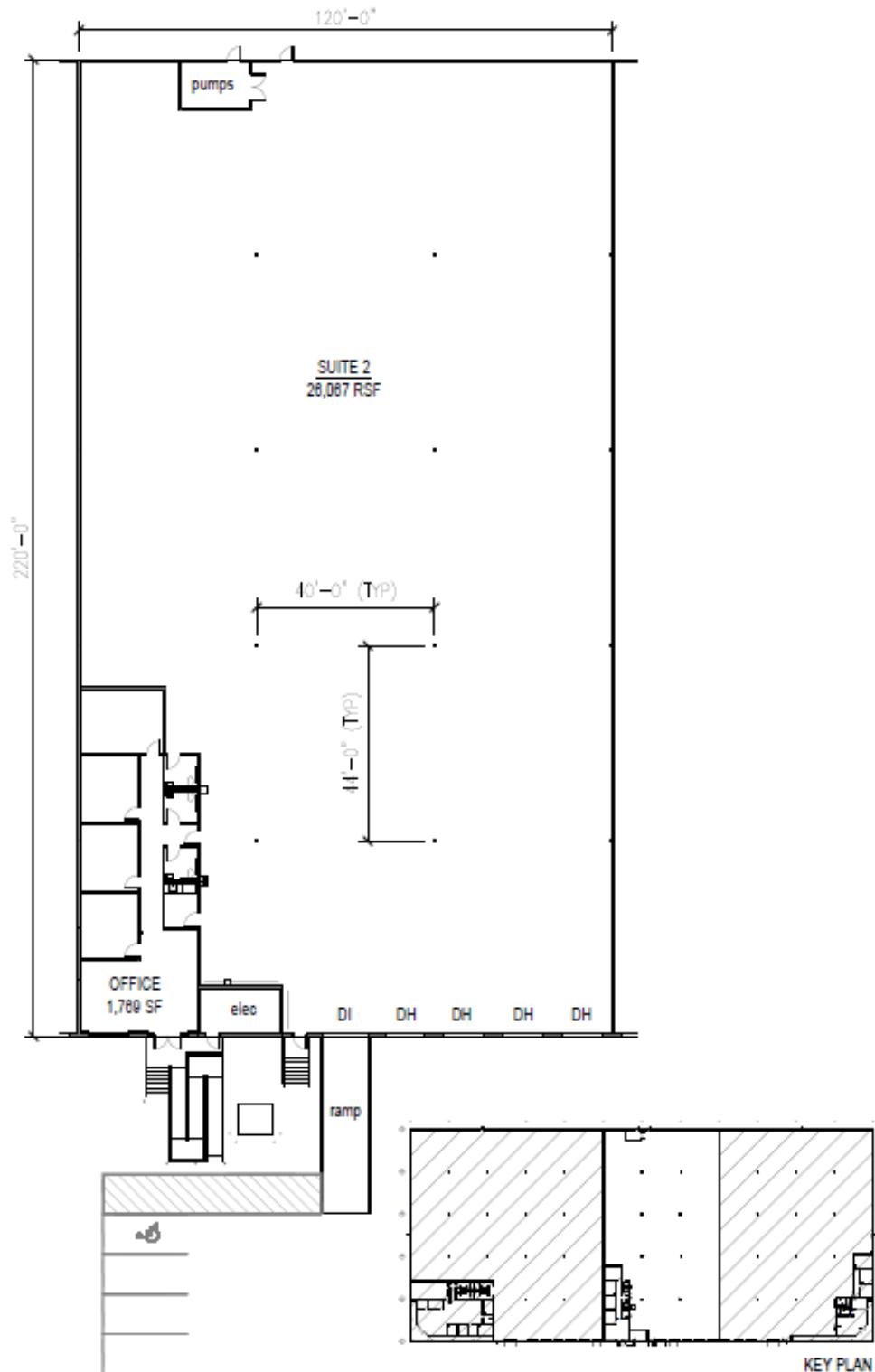


5080 NORTH ROYAL ATLANTA DR FLOOR PLAN SUITE 1



5080 NORTH ROYAL ATLANTA DR

FLOOR PLAN SUITE 2



5080 NORTH ROYAL ATLANTA DR

FLOOR PLAN SUITE 3

