

# SOFU COMMERCE CENTER

4105 ROOSEVELT HWY | SOUTH FULTON, GA 30349



**DELIVERY DECEMBER 2026**



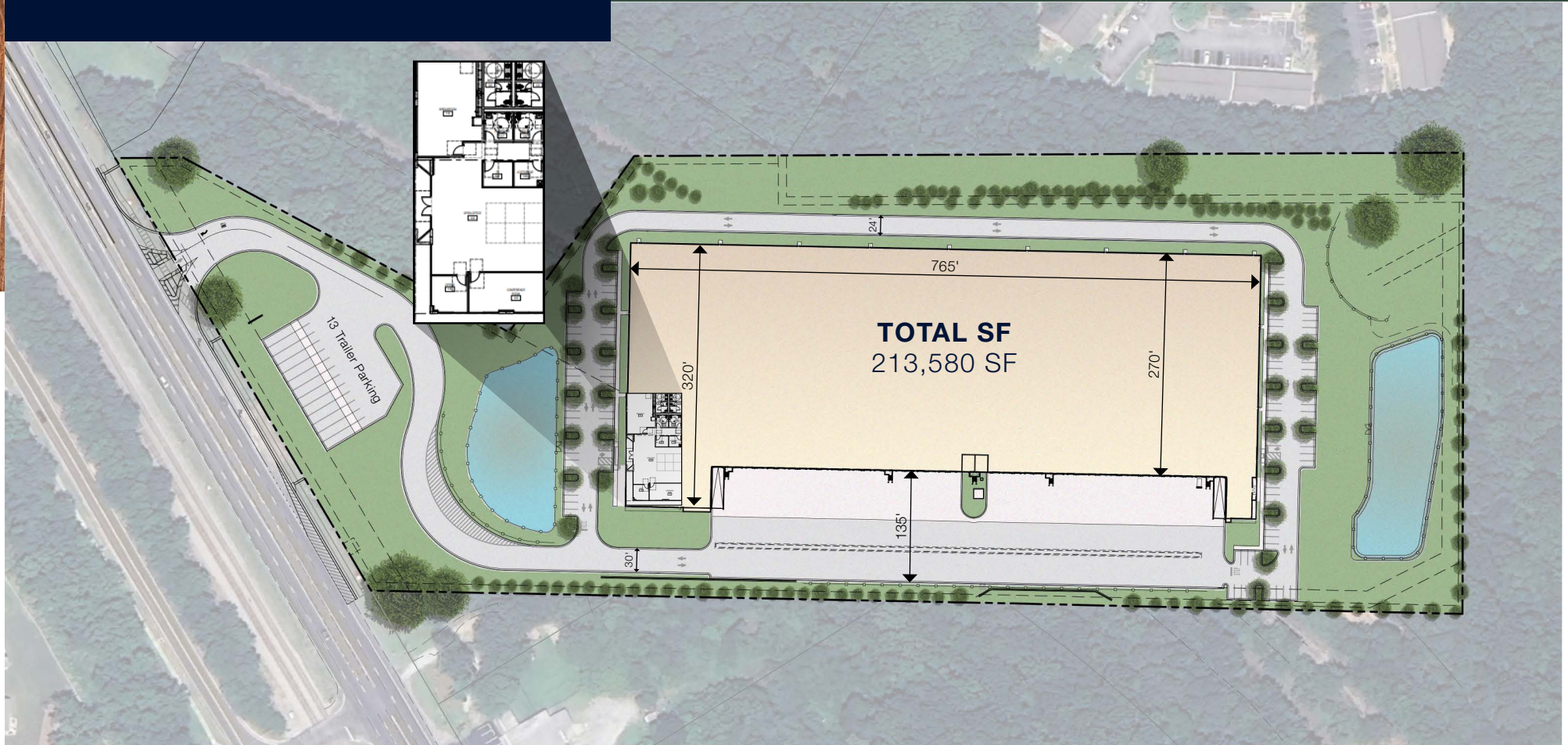
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# SITE SUMMARY



## ADDRESS

4105 Roosevelt Hwy.  
South Fulton, GA 30349

## TOTAL SF

213,580

## OFFICE SF

3,393

## CONFIGURATION

Front Load Building

## DIMENSIONS

765' W x 320' D

## COLUMN SPACING

52' x 52'; 60' Speed Bays

## CLEAR HEIGHT

32'

## DOCK HIGH DOORS

(39) 9' x 10'

## DRIVE-IN DOORS

(2) 12' x 14'

## TRAILER STALLS

13

## AUTO PARKS

119

## TRUCK COURT

135'

## SLAB

6" reinforced concrete in  
the staging bay area;  
6" unreinforced concrete  
throughout the warehouse

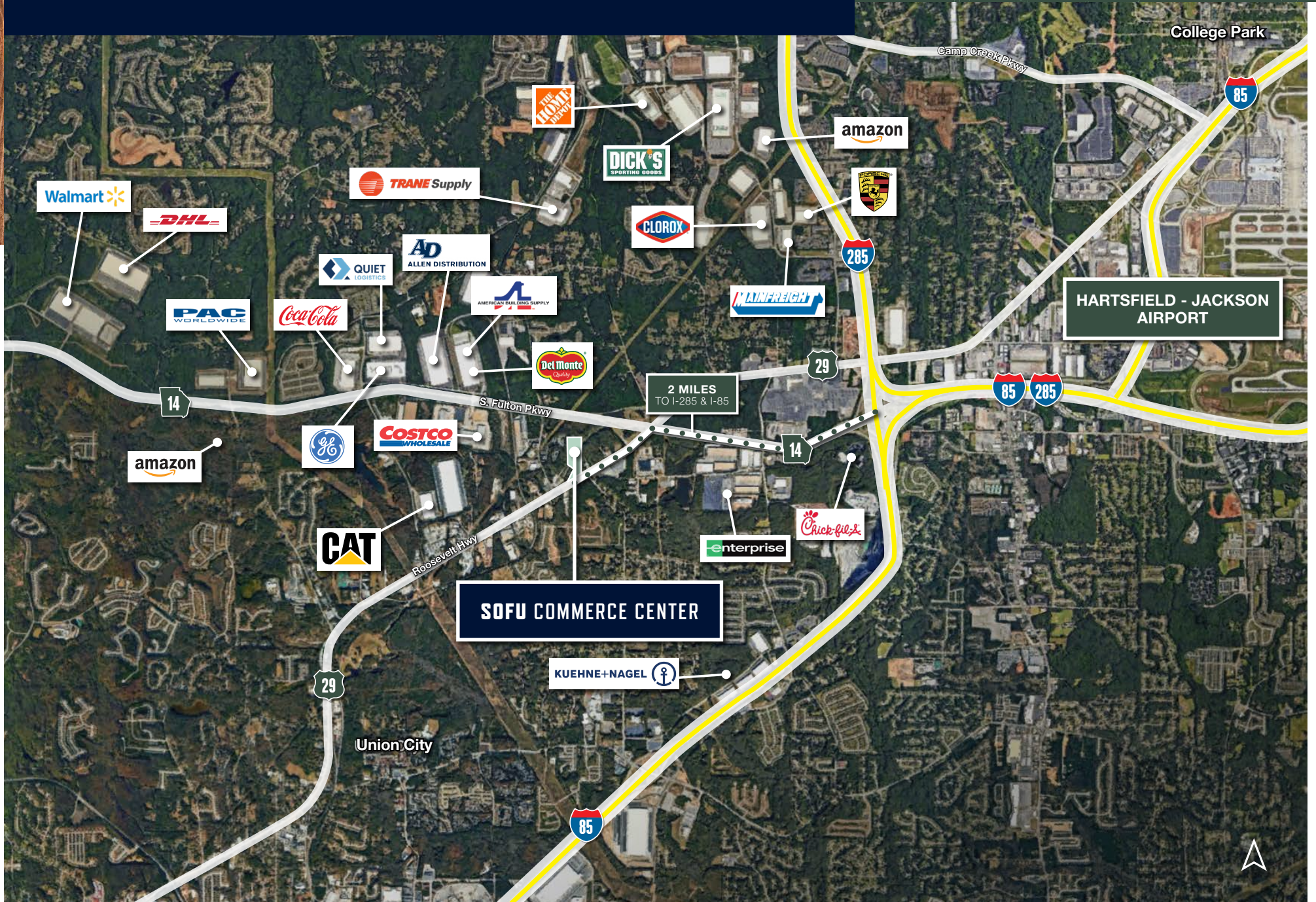
## ROOF

60 Mil TPO

## FIRE SPRINKLER

ESFR

# UNMATCHED ACCESSIBILITY





## LOGISTICS HIGHLIGHTS

With nationally ranked infrastructure for roads, rail, air, ocean and IT to efficiently reach domestic and global markets, Georgia is keenly attuned to its supply chain industry. Further, Georgia continues to grow its education and training programs to meet rapidly expanding times.

The property is located in the highly desired Airport South submarket of Atlanta situated on GA Highway 29 (Roosevelt Hwy.), 6 miles to Hartsfield-Jackson Atlanta International Airport and 7 miles to the CSX Rail Lines.

### MAJOR LOGISTIC CITIES

Atlanta 15 miles

### INTERSTATE

S. Fulton Pkwy 0.5 mile  
 I-85 2 miles  
 I-285 2 miles  
 I-75 7 miles  
 I-20 13 miles

### RAIL

CSX Intermodal (Fairburn Yard) 7 miles  
 Norfolk Southern (Inman Yard) 19 miles

### AIR

Hartsfield-Jackson Atlanta Int'l Airport 6 miles

### PORT CITIES

Savannah, GA 247 miles  
 Charleston, SC 327 miles  
 Jacksonville, FL 349 miles  
 Miami, FL 661 miles

# ATLANTA

## THE LARGEST HUB OF LOGISTICS IN THE SOUTHEAST



World's busiest and most efficient airport



Over 5,000 miles of Georgia rail



80% of U.S. can be reached within 2 flight hours



UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area



75% of U.S. can be reached within 2 truckload delivery days



11 major sea & inland ports within 350 miles



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 CLARION PARTNERS

 **KMT** PARTNERS

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