

4475 SOUTH FULTON PARKWAY

FOR LEASE

±512,000 SF

Building 5



Atlanta
Airport/South Atlanta

4475 South Fulton Parkway
Atlanta, GA 30349



OVERVIEW

4475 South Fulton Parkway
Atlanta, GA 30349

Atlanta
Airport/South Atlanta



PROPERTY SPECIFICATIONS

Available SF	±512,000 SF
Office SF	12,982 SF (3 Offices)
Column Spacing	50' W x 48' D
Clear Height	36' Minimum
Dock Doors	64
Drive-In Doors	2 (12' x 14')
Lighting	LED Lighting
Auto Parking	184
Trailer Parking	119
Truck Court Depth	190'

MAJESTIC PLACE



MAJESTIC PLACE

SOUTH FULTON PARKWAY



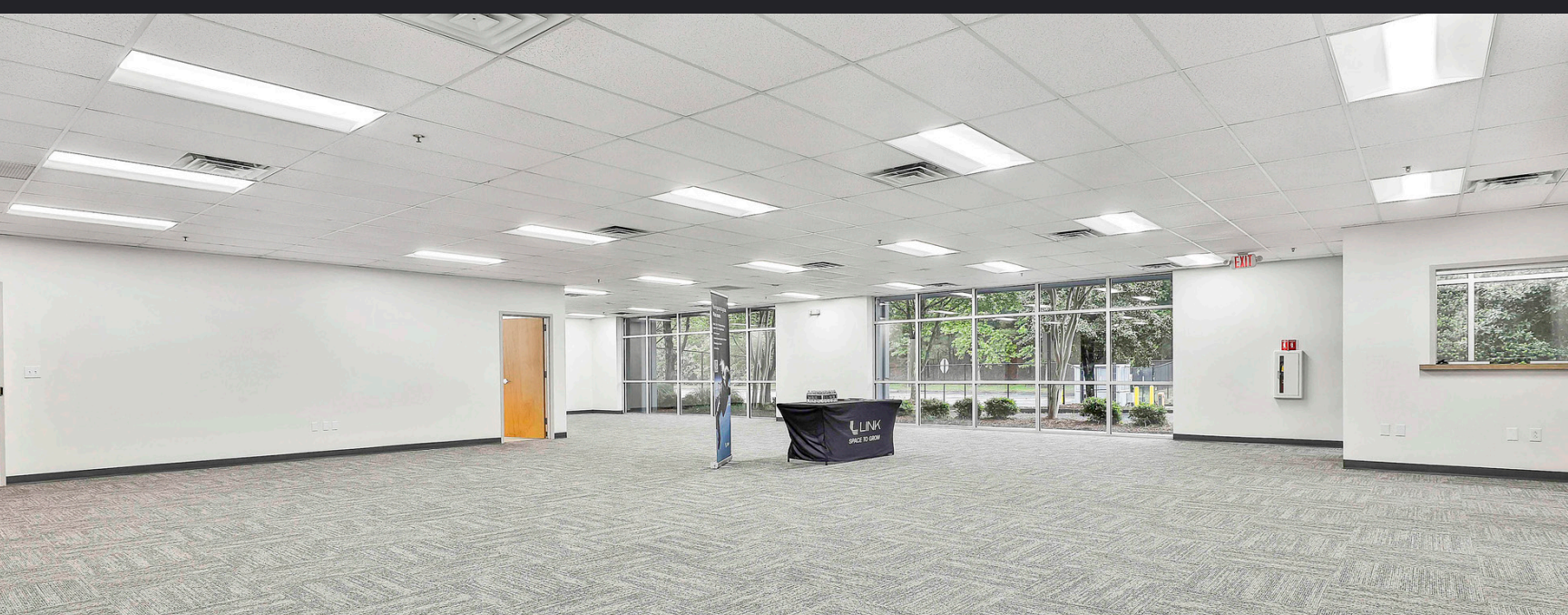


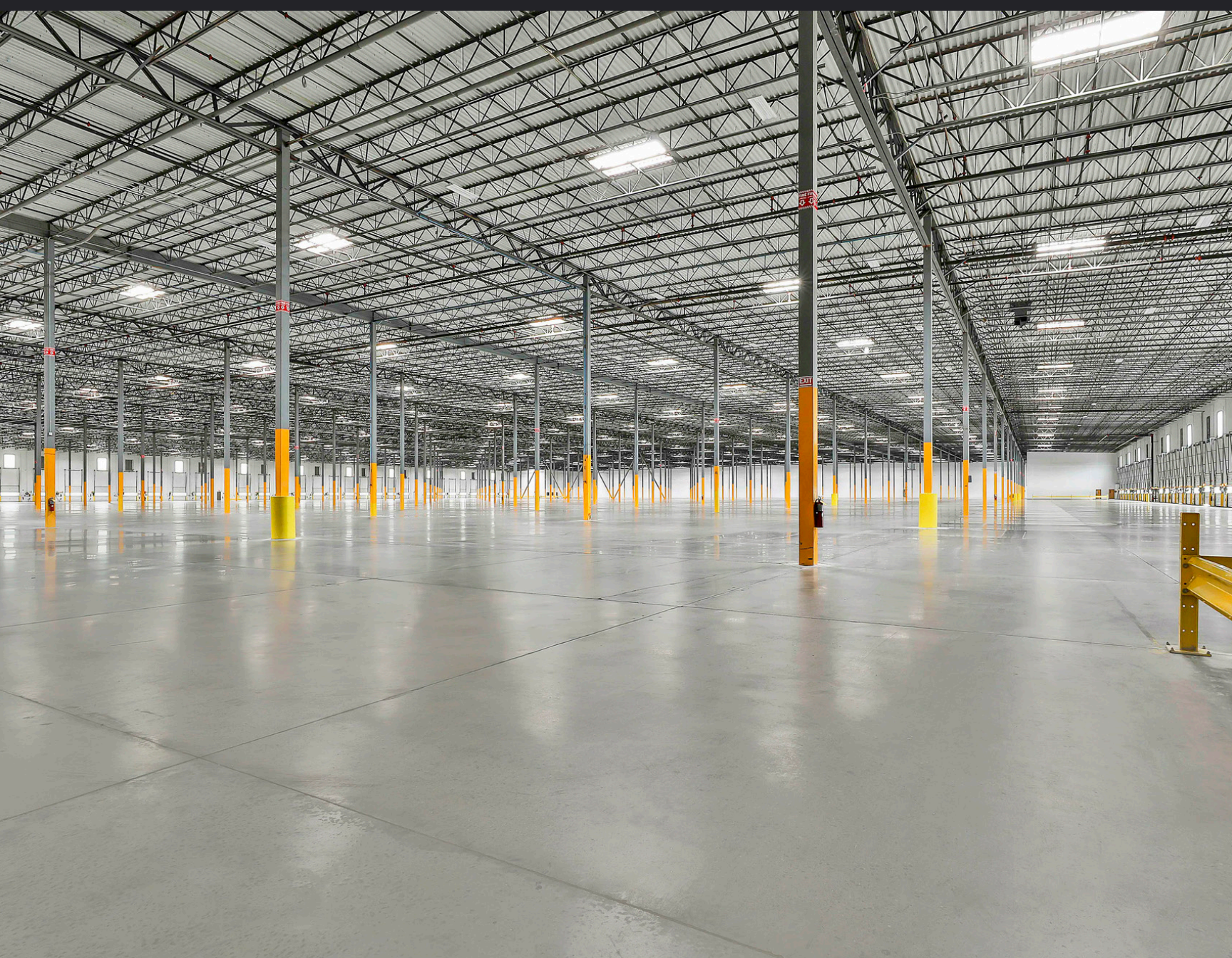


→ With nationally ranked infrastructure for roads, rail, air, ocean and IT to efficiently reach domestic and global markets, Georgia is keenly attuned to its supply chain industry. Further, Georgia continues to grow its education and training programs to meet rapidly expanding times.

→ 64 Total Dock Highs equipped with: 40,000 lb. mechanical pit levelers, dock seals and lock restraints.

→ Total office square footage is 12,982 SF. 5,524 SF Main Office, 3,674 SF Shipping and 3,784 SF Receiving.





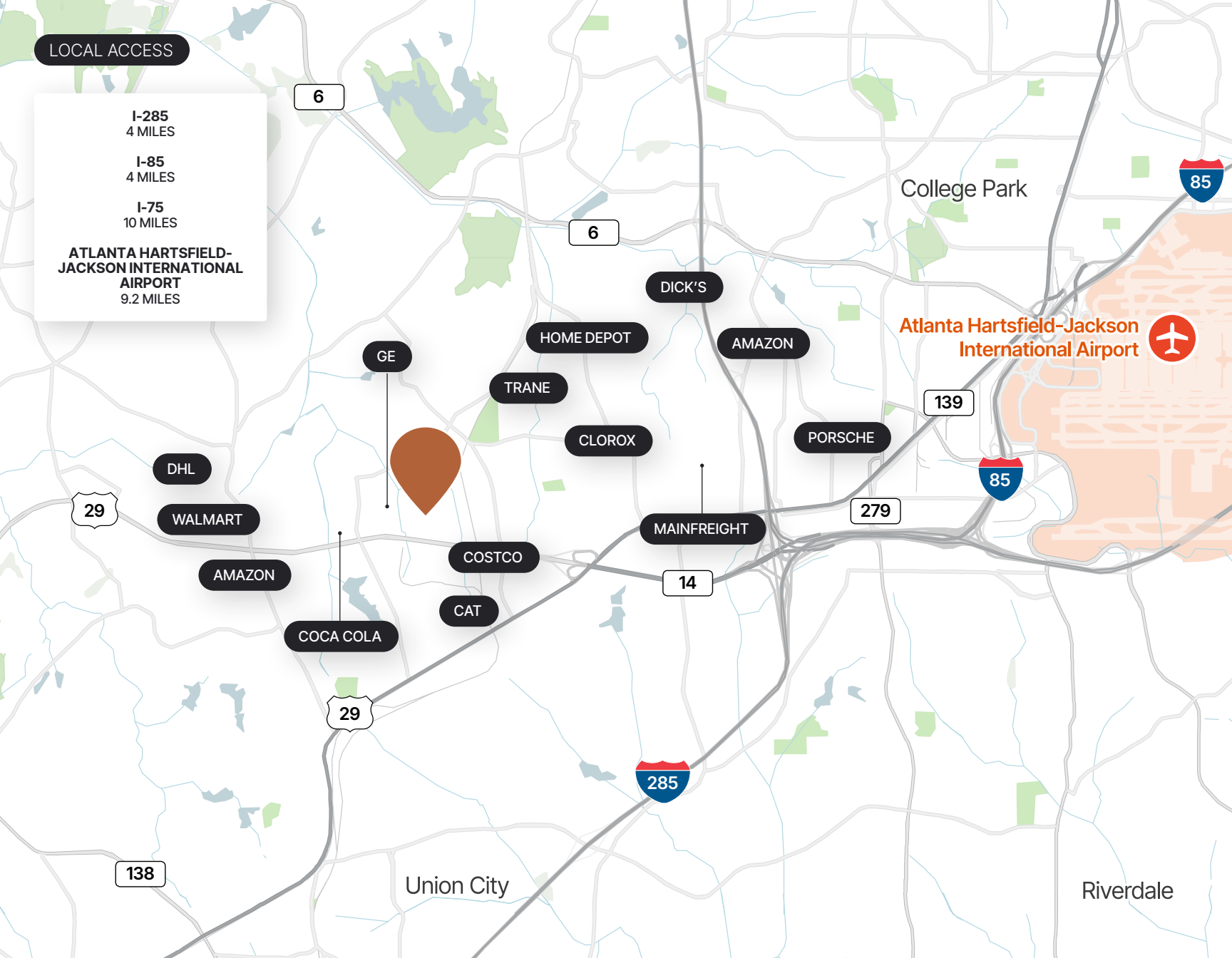
LOCAL ACCESS

I-285
4 MILES

I-85
4 MILES

I-75
10 MILES

**ATLANTA HARTSFIELD-
JACKSON INTERNATIONAL
AIRPORT**
9.2 MILES



6

6

DICK'S

HOME DEPOT

AMAZON

College Park

85

Atlanta Hartsfield-Jackson
International Airport



GE

TRANE

CLOROX

PORSCHÉ

139

85

DHL

29

WALMART

279

MAINFREIGHT

AMAZON

COSTCO

14

COCA COLA

CAT

29

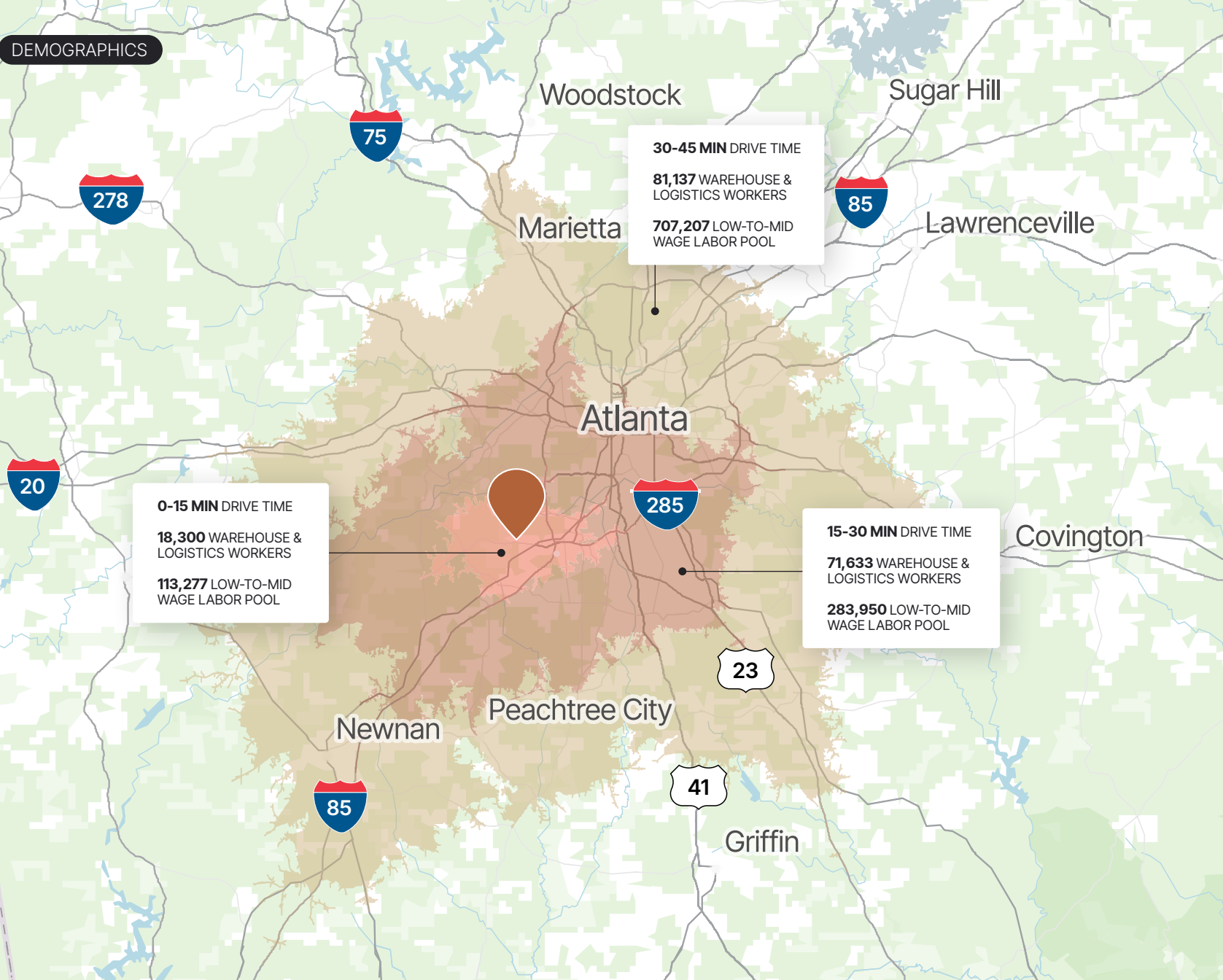
285

138

Union City

Riverdale

DEMOGRAPHICS



0-15 MIN DRIVE TIME

18,300 WAREHOUSE & LOGISTICS WORKERS

113,277 LOW-TO-MID WAGE LABOR POOL

30-45 MIN DRIVE TIME

81,137 WAREHOUSE & LOGISTICS WORKERS

707,207 LOW-TO-MID WAGE LABOR POOL

15-30 MIN DRIVE TIME

71,633 WAREHOUSE & LOGISTICS WORKERS

283,950 LOW-TO-MID WAGE LABOR POOL

278

75

278

20

285

23

41

85

85

Woodstock

Sugar Hill

Marietta

Lawrenceville

Atlanta

Covington

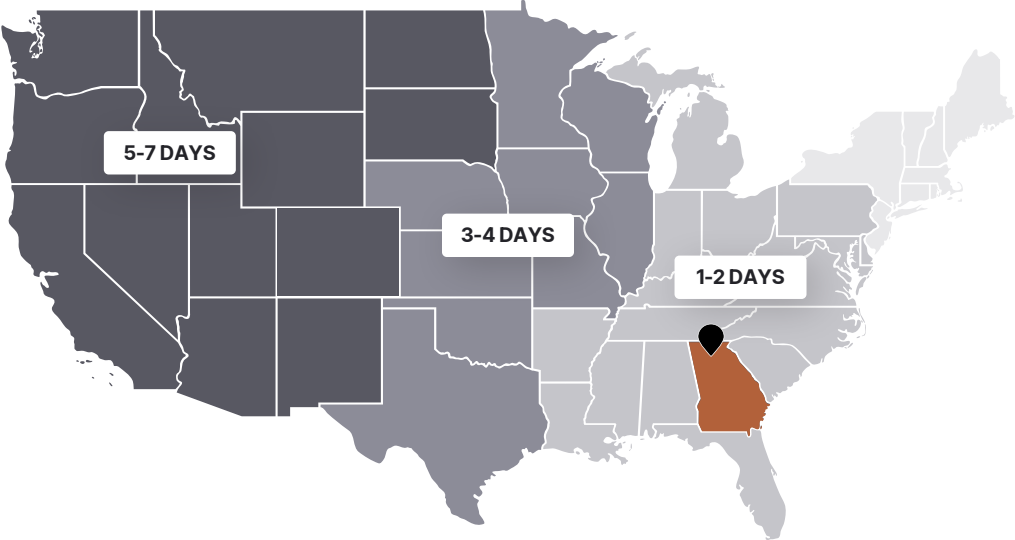
Newnan

Peachtree City

Griffin

TRANSIT OVERVIEW

RAIL TRANSIT TIMES FROM AIRPORT CENTER II



SEAPORTS

Port of Savannah	248 miles
Port of Brunswick	274 miles
Port of Charleston	308 miles
Port of Jacksonville	349 miles

INTERMODAL

CSX Palmetto	8.5 miles
Norfolk Southern	25.6 miles

CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.