



WAREHOUSE/LIGHT MANUFACTURING/DISTRIBUTION

FOR LEASE

**Available
Now**

**3077 OAKCLIFF INDUSTRIAL STREET
ATLANTA, GA 30340**

25,058 SF

- Front Loading
- Brick-on-Block Construction
- 18' Clear Ceiling Height
- Fully Sprinklered
- 3 Dock-High, 1 Drive-In Door
- 120/208-volt, 400 amp, 3-Phase Power
- Quick Access to I-85 & I-285



EMMA JACKSON
LEASING EXECUTIVE

770.916.1775 OFFICE
404.538.3745 MOBILE
EMMA@SHAHEENCO.COM

WWW.SHAHEENCO.COM



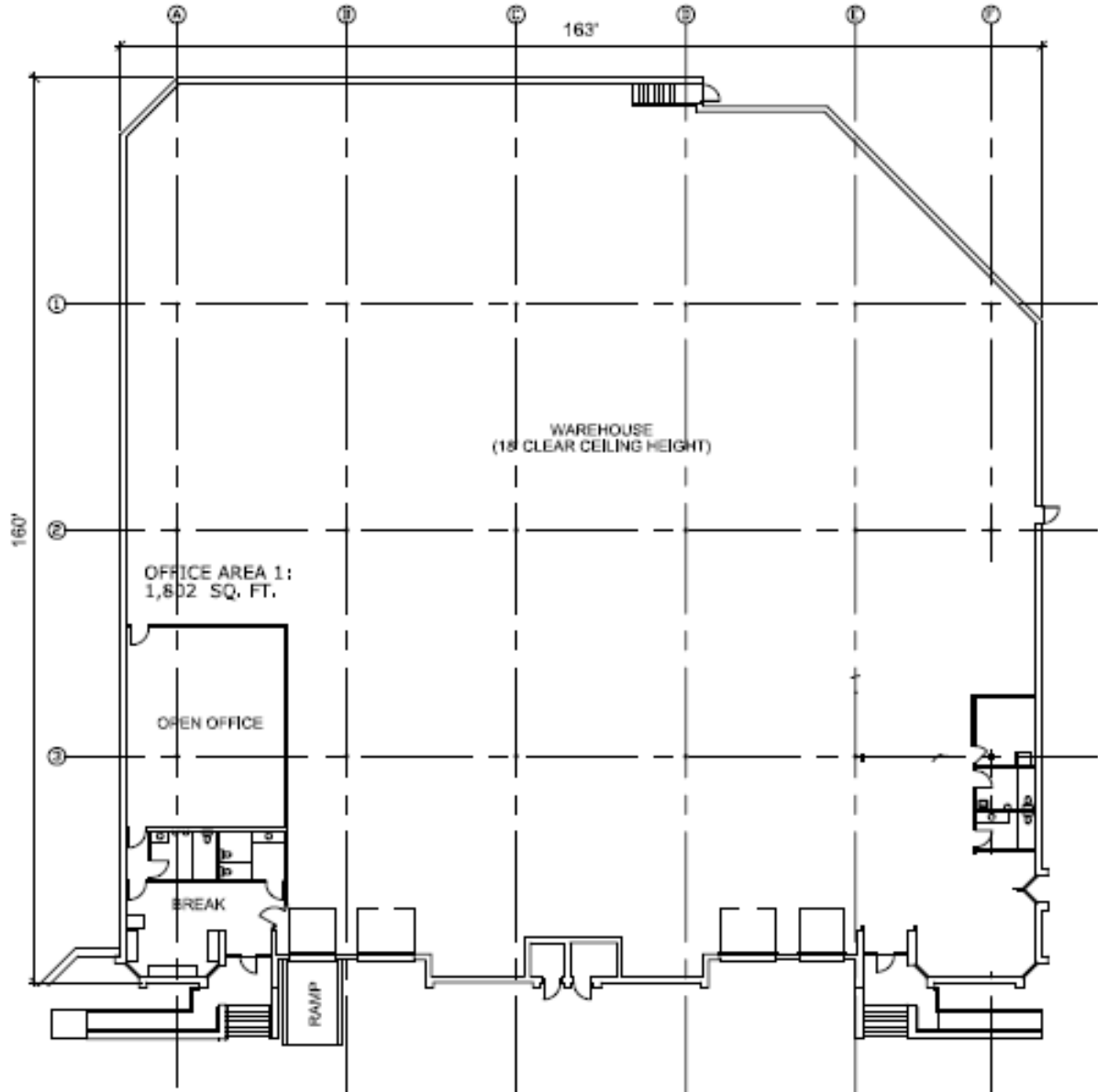
RATE INFO

| Approx Total SF | Approx Office SF | Base Rent/SF | Base Rent/Mon | CAM/SF | CAM/Mon. | Water Mon | Taxes & Ins/Mon | Clear Height | Power | Sprinkler | DH | DI | RR | Avail |
|-----------------|------------------|--------------|---------------|--------|----------|-------------|-----------------|--------------|-----------------------|-----------|----|----|----|-------|
| 25,058 | 2,030 | \$12.00 | \$25,058 | \$1.00 | \$2,088 | Tenant pays | \$3,634 | 18' | 400 amp, 120/208 volt | ESFR | 3 | 1 | 4 | Now |

3625 Cumberland Blvd SE Suite250
 Atlanta, GA30339
 770.916.1775

shaheenco.com

FLOOR PLAN



OFFICE AREA: _____ SQ. FT.
WAREHOUSE: _____ SQ. FT.
TOTAL SUITE: 25,058 SQ. FT.



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