

FOR LEASE

53,558 SF

 3027-3043 Commerce Way
Atlanta, GA 30354


PROPERTY OVERVIEW

TOTAL BLDG. SF:	71,492 SF
CLEAR HEIGHT:	22'
CONFIGURATION:	Rear load
LIGHTING:	LED
COLUMN SPACING:	48'3" x 45'5"
TAX INCENTIVES:	Tier 3 (\$1,250 tax credit per job)
TRAFFIC COUNT:	178,000 VPD on I-75

KEY DISTANCES

I-75	0.8 miles
I-85	1.5 miles
United States Postal Service	2.1 miles
Porsche	2.5 miles
Hartsfield-Jackson Airport	5.5 miles
Downtown Atlanta	5.9 miles

RICK TUMLIN, CCIM, SIOR
rtumlin@lee-associates.com
O 404.442.2816

BILLY SNOWDEN, SIOR
bsnowden@lee-associates.com
O 404.442.2839

MICHAEL SUTTER, SIOR
msutter@lee-associates.com
O 404.442.2804



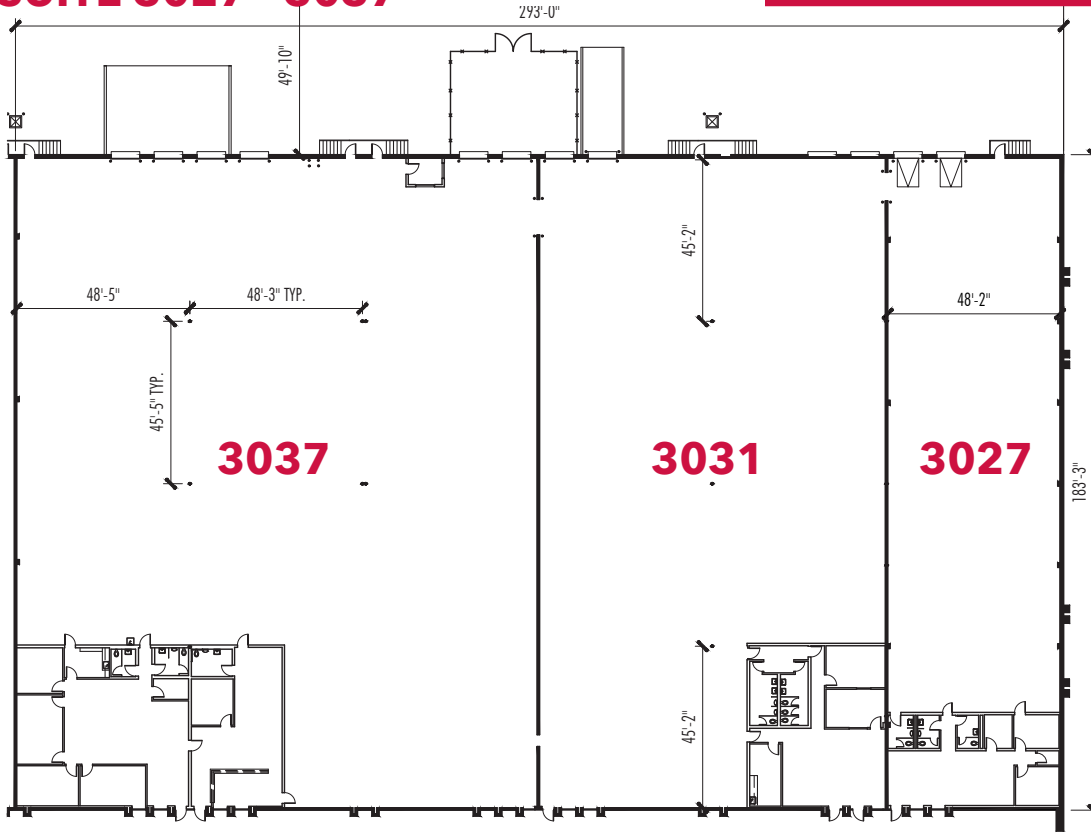
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but not warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

53,558 SF

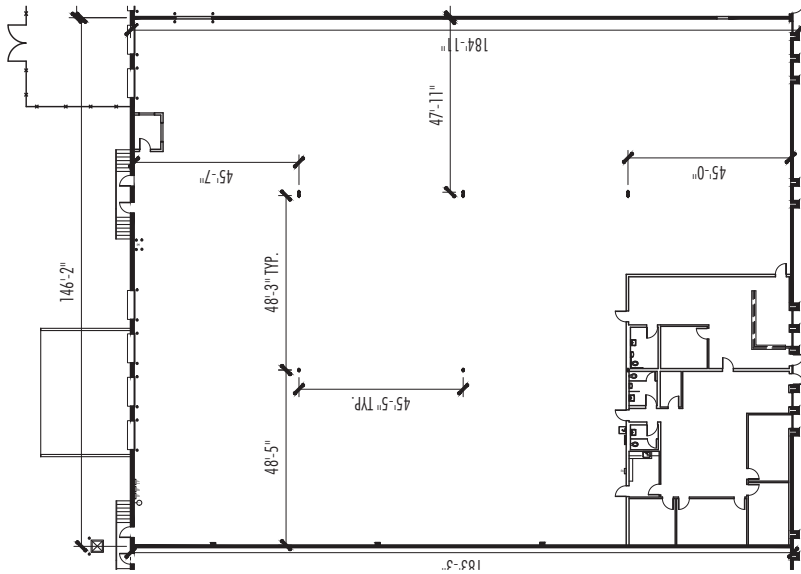
3027-3043 Commerce Way
Atlanta, GA 30354

SUITE 3027 - 3037

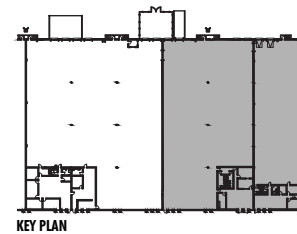


SUITE SF:	53,558 SF
OFFICE SF:	6,664 SF
DOCK HIGH DOORS:	8 (2 levelers) 3 van height
DRIVE-IN DOORS:	1

SUITE 3037



SUITE SF:	26,785 SF
OFFICE SF:	3,488 SF
DOCK HIGH DOORS:	3 van height
DRIVE-IN DOORS:	0



RICK TUMLIN, CCIM, SIOR
rtumlin@lee-associates.com
404.442.2816

BILLY SNOWDEN, SIOR
bsnowden@lee-associates.com
404.442.2839

MICHAEL SUTTER, SIOR
msutter@lee-associates.com
404.442.2804



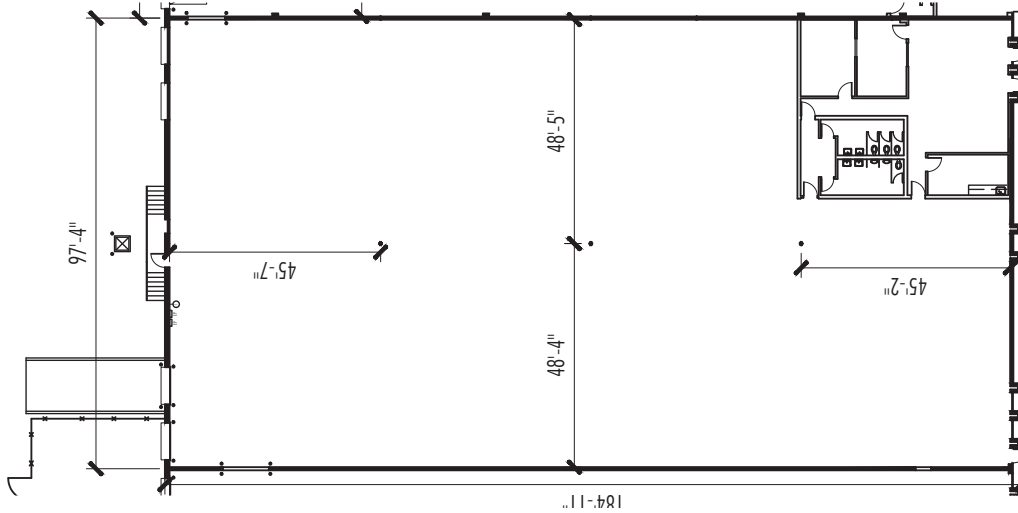
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but not warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

53,558 SF

3027-3043 Commerce Way
Atlanta, GA 30354

SUITE 3031

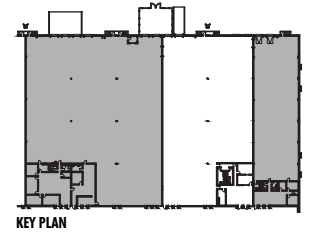


SUITE SF: 17,836 SF

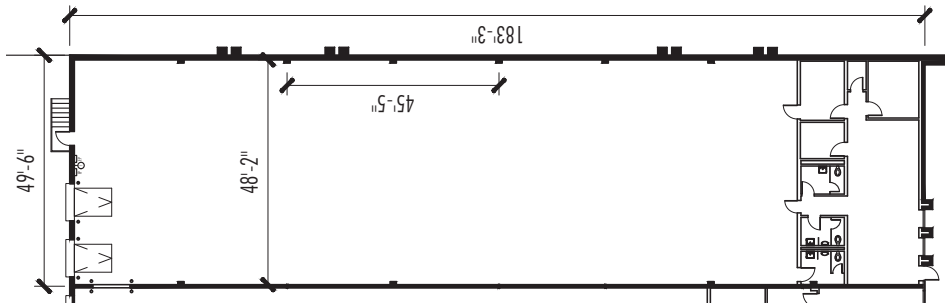
OFFICE SF: 1,818 SF

DOCK HIGH DOORS: 3

DRIVE-IN DOORS: 1



SUITE 3027

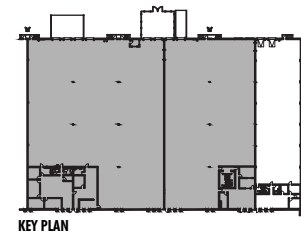


SUITE SF: 8,937 SF

OFFICE SF: 1,358 SF

DOCK HIGH DOORS: 2 with levelers

DRIVE-IN DOORS: 0



RICK TUMLIN, CCIM, SIOR
rtumlin@lee-associates.com
404.442.2816

BILLY SNOWDEN, SIOR
bsnowden@lee-associates.com
404.442.2839

MICHAEL SUTTER, SIOR
msutter@lee-associates.com
404.442.2804

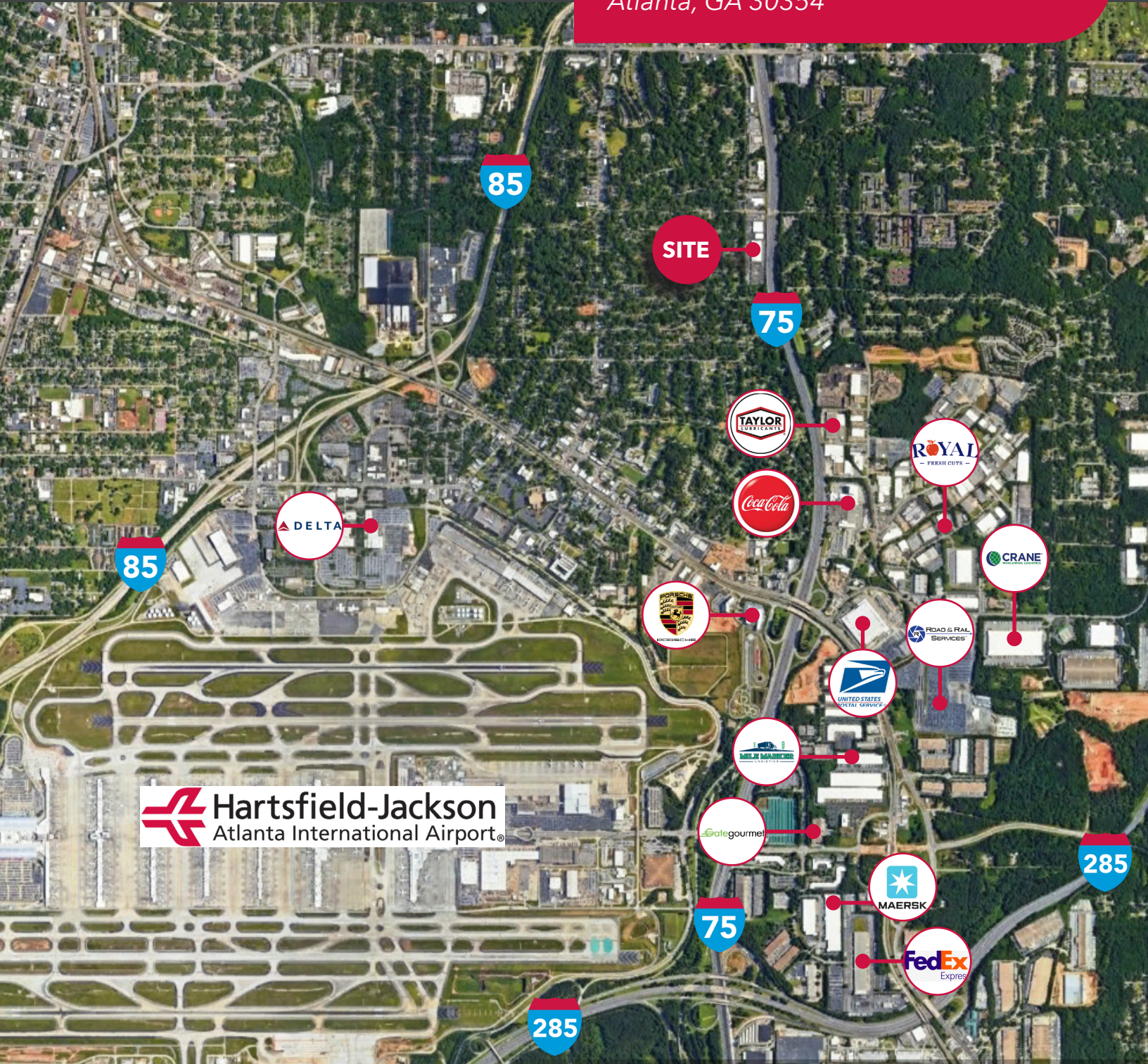


All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but not warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

53,558 SF

3027-3043 Commerce Way
Atlanta, GA 30354



 **Hartsfield-Jackson**
Atlanta International Airport®

RICK TUMLIN, CCIM, SIOR
rtumlin@lee-associates.com
O 404.442.2816

BILLY SNOWDEN, SIOR
bsnowden@lee-associates.com
O 404.442.2839

MICHAEL SUTTER, SIOR
msutter@lee-associates.com
O 404.442.2804



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but not warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.