

4,318 - 17,292 SF AVAILABLE

470 PLAZA DRIVE

COLLEGE PARK, GA 30349





470 PLAZA DRIVE, COLLEGE PARK, GEORGIA 30349

470 Plaza Drive is a 34,992-square-foot building with two suites available, offering up to 12,974 square feet of space. The property provides immediate access to Hartsfield–Jackson Atlanta International Airport, making it an ideal location for businesses seeking connectivity and convenience. Additionally, it is located in Clayton County, a designated Tier 1 county, which offers job tax credits of up to \$3,500 per new job created.

BUILDING SPECS

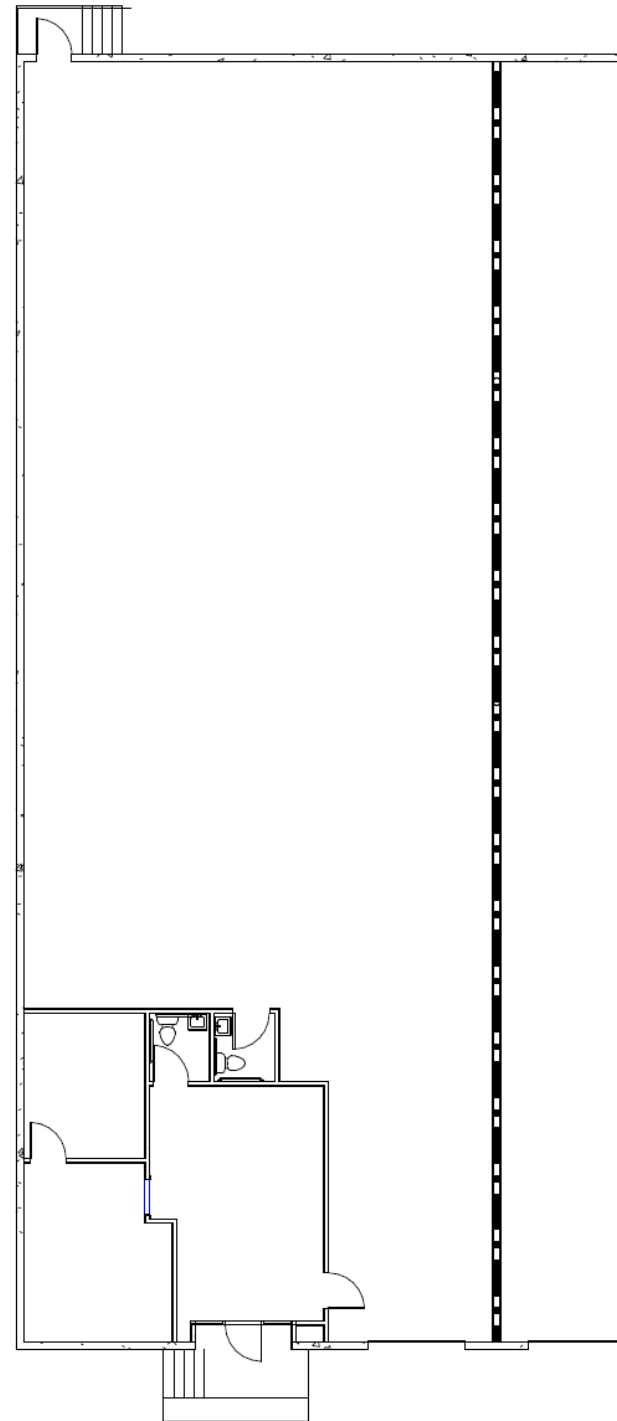
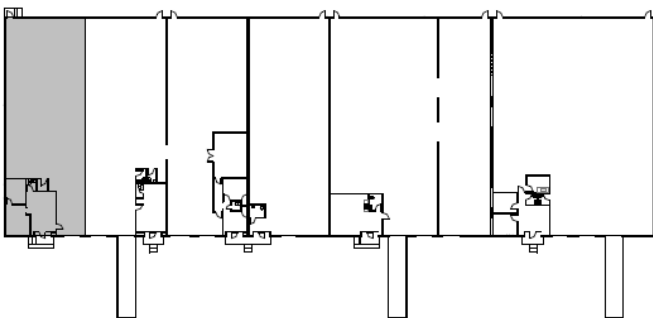
BUILDING SIZE	34,992
AVAILABLE SF	Up to 17,292
OFFICE SPACE	Up to 2,039 SF
LOT SIZE	2.03 acres
CONFIGURATION	Rear-load
DOCK-HIGH DOORS	Up to 5
DRIVE-IN DOORS	Up to 2
CLEAR HEIGHT	19' minimum
BUILDING DEPTH	108'
LIGHTING	LED in warehouse
SPRINKLERS	Wet system
AUTO PARKING	34 spaces
ZONING	HI
COUNTY	Clayton



SUITE A SPECS

AVAILABLE	4,318 SF
OFFICE SPACE	714 SF
LOADING	1 dock high
AVAILABLE	8/1/2026
CONTIGUOUS	Can be combined with suites B and C
MISC	End cap unit, 12 auto parks on side

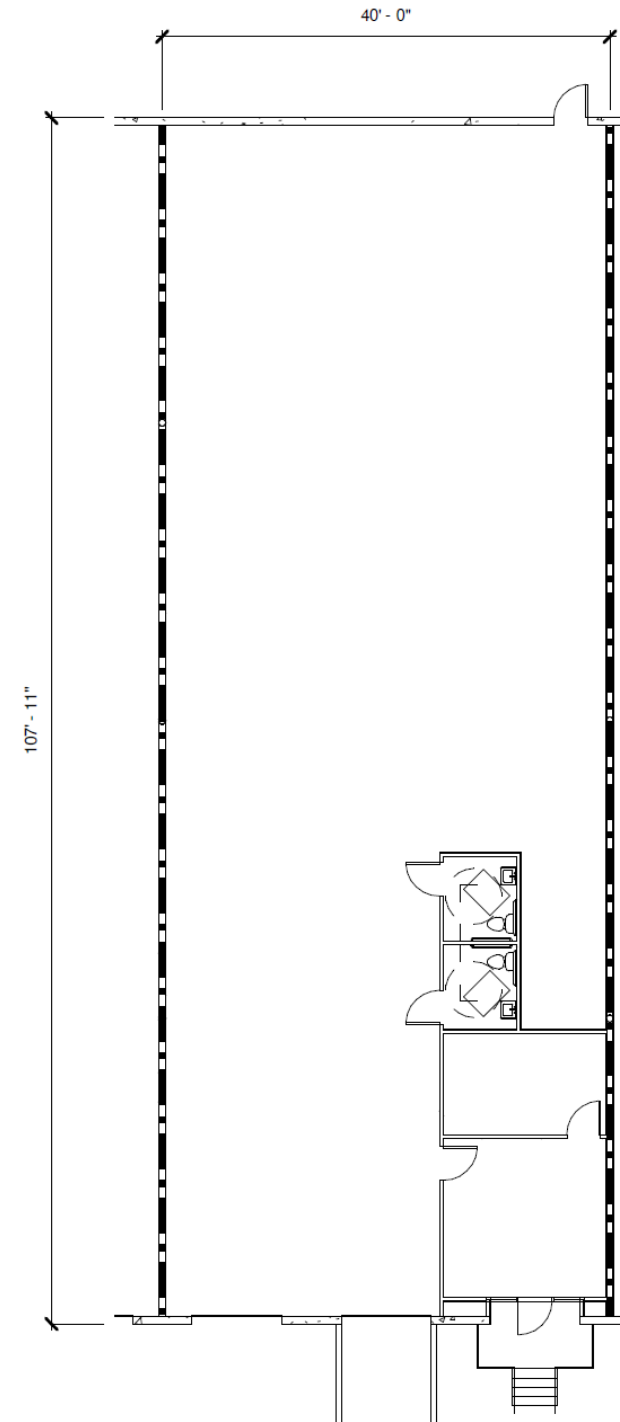
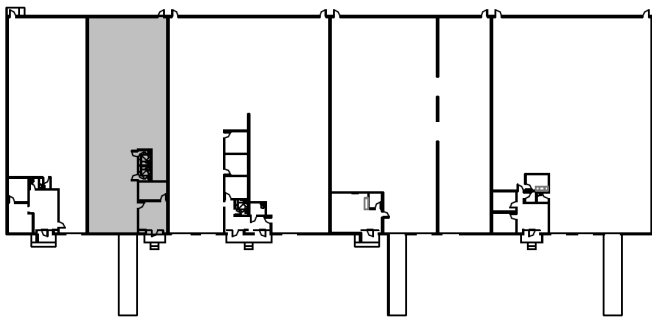
KEY PLAN



SUITE B SPECS

AVAILABLE	4,318 SF
OFFICE SPACE	516 SF
LOADING	1 dock high, 1 drive in
CONTIGUOUS	Can be combined with suites A and C

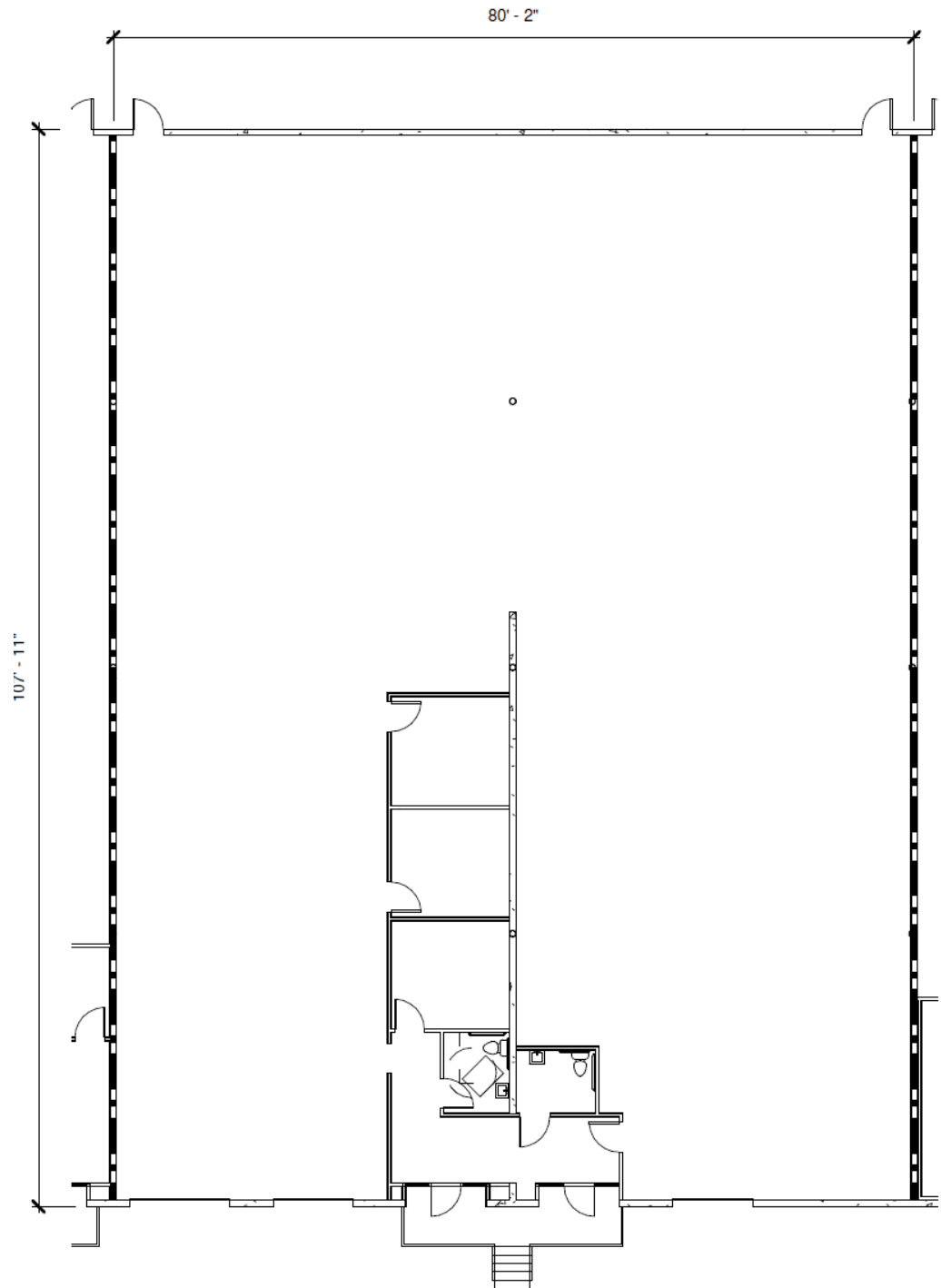
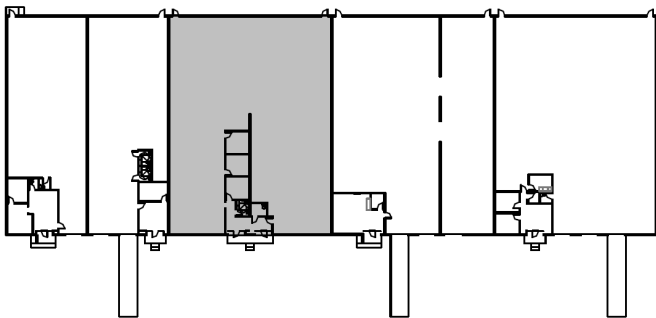
KEY PLAN

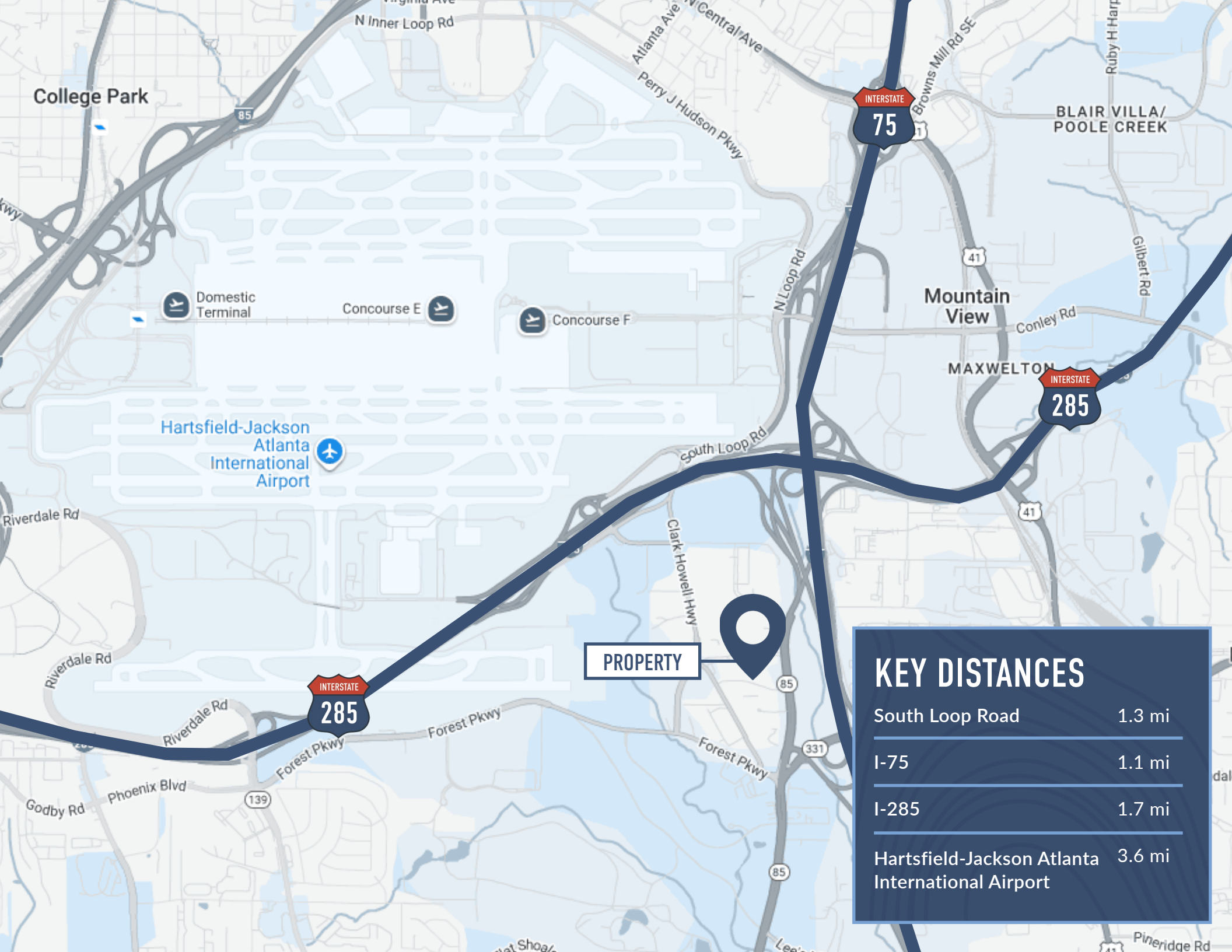


SUITE C SPECS

AVAILABLE	8,656 SF
OFFICE SPACE	809 SF
LOADING	3 dock high, 1 drive in
CONTIGUOUS	Can be combined with suites A and B

KEY PLAN





KEY DISTANCES

South Loop Road	1.3 mi
I-75	1.1 mi
I-285	1.7 mi
Hartsfield-Jackson Atlanta International Airport	3.6 mi



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