

# SBC

SOUTHSIDE  
BUSINESS  
CENTER

SOUTHSIDE BUSINESS CENTER  
26,640 SF FOR LEASE

DEVELOPED BY:



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## PROPERTY SUMMARY

3640 SOUTHSIDE INDUSTRIAL PARKWAY  
Atlanta, GA 30354

### HIGHLIGHTS

- Building SF: +/- 72,000 SF
- Available: 26,640 SF
- Office Space: 2,865 SF
- Construction: Tilt-up construction
- Building Depth: 180' deep
- Ceiling Height: 32' minimum
- Column spacing: 52' x 60'; 60' deep speed bay

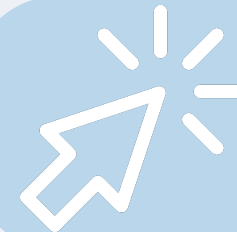
### PROPERTY SUMMARY

- Truck Court: 135'; 60' concrete pad
- Sprinkler: ESFR
- Dock Doors: 8 (9' x 10') dock high doors
- 5 @ 40,000 lb pit levelers
- Ramps: 1 concrete ramped door (12' x 14')
- Car Parking: 26 parking spaces
- Acreage: 6.58 acres
- Configuration: Rear-load
- Electrical Service: 800 amps, 277/480 v
- Freeport: 100% Freeport exemption

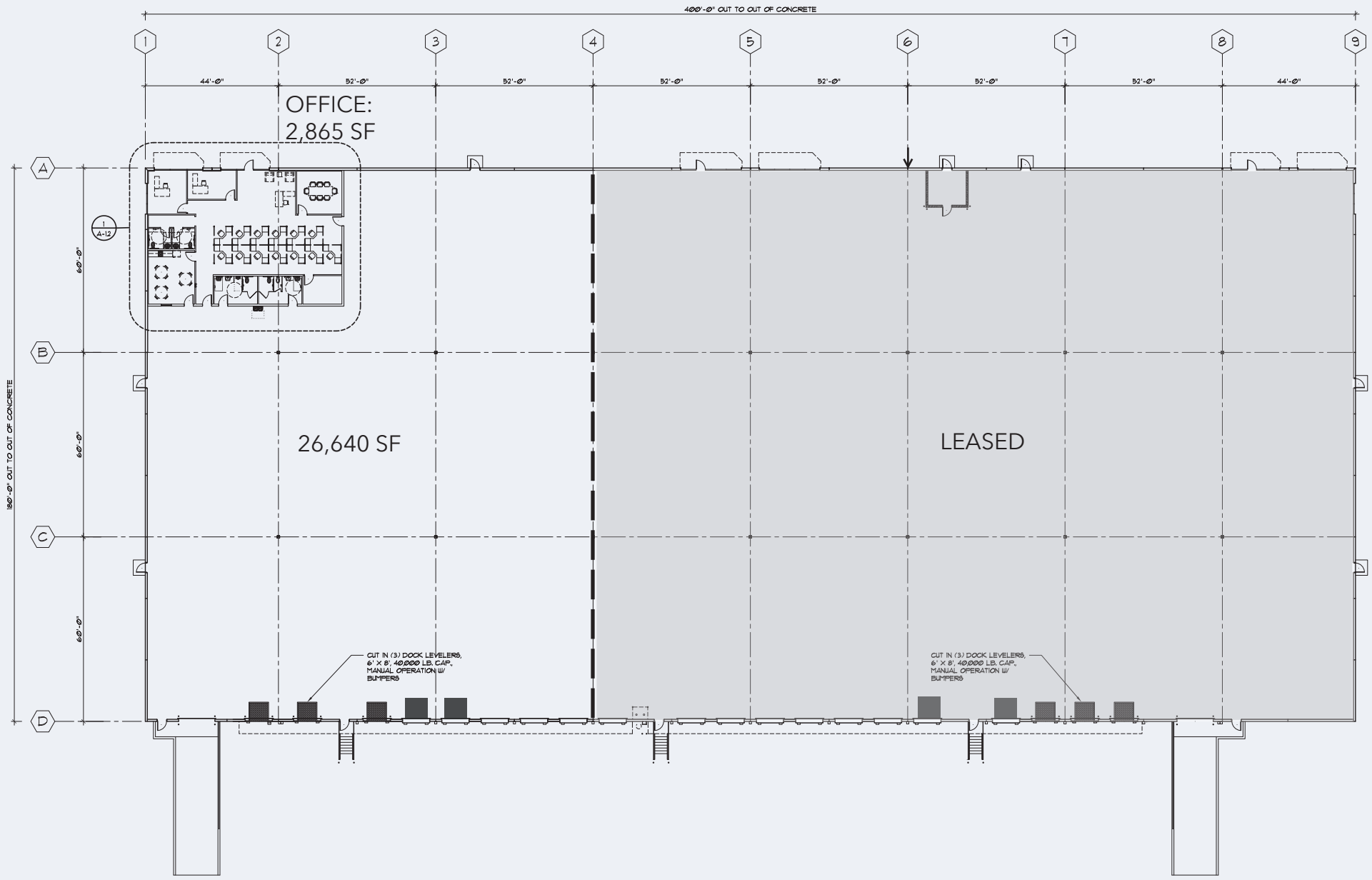
### LOCATED IN A LESS DEVELOPED CENSUS TRACT (LDCT)

- \$3500 tax credit per new job created with minimum 5 jobs
- Must be applied to income tax before claiming withholding
- Credit applied to future withholding tax returns

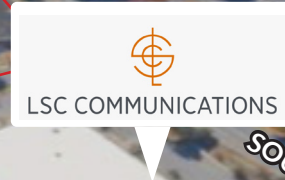
\* For additional information, visit [investatlanta.com](http://investatlanta.com) or call Invest Atlanta Economic Development 404 614 8301.



**CLICK HERE  
TO VIRTUALLY  
EXPLORE THE  
PROPERTY**

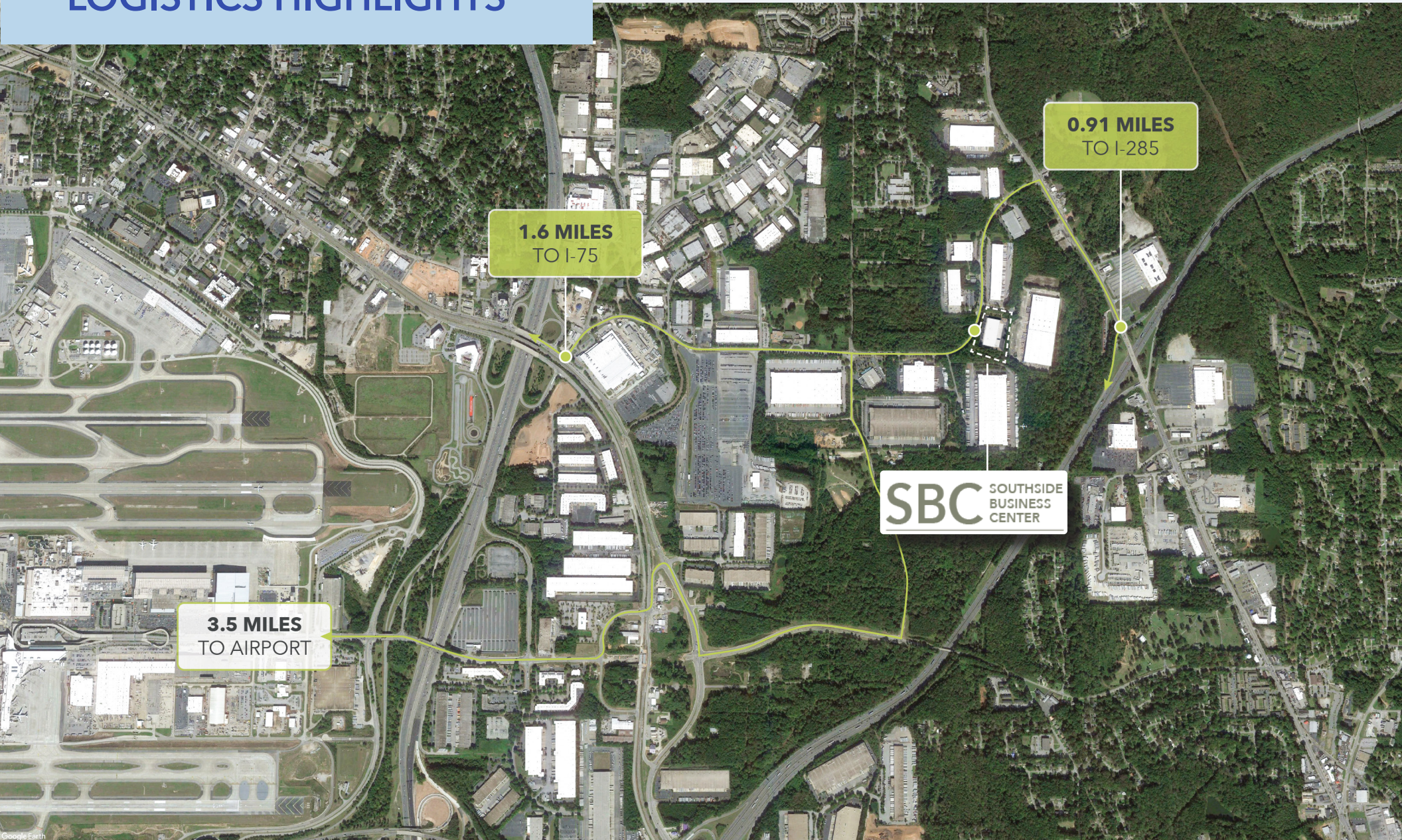


# CORPORATE NEIGHBORS



SOUTHSIDE INDUSTRIAL PARKWAY

# LOGISTICS HIGHLIGHTS



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