



## 4145 Fulton Industrial Blvd

Prime Freestanding Fast-Food / Retail Opportunity with Drive-Thru on Fulton Industrial Blvd - 2,100 SF Highly Visible Location – 1/4 Mile from I-20 Corridor



**Seth Wright**

KW Commercial Atlanta Partners  
1960 Satellite Blvd, Suite 1100, Duluth, GA 30097  
[sethwright@kw.com](mailto:sethwright@kw.com)  
(678) 789-7211



# 4145 Fulton Industrial Blvd

\$18.00 /SF/YR

2,100 SF High-Visibility Restaurant Shell – 1/4 Mile from I-20 Corridor



Rental Rate:	\$18.00 /SF/YR
Property Type:	Retail
Property Subtype:	Fast Food
Gross Leasable Area:	2,100 SF
Year Built:	1977
Walk Score ®:	30 (Somewhat friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.50 /SF/MO

## 1st Floor

Suitable for variety of uses

Space Available 2,016 SF

Rental Rate \$18.00 /SF/YR

Date Available Now

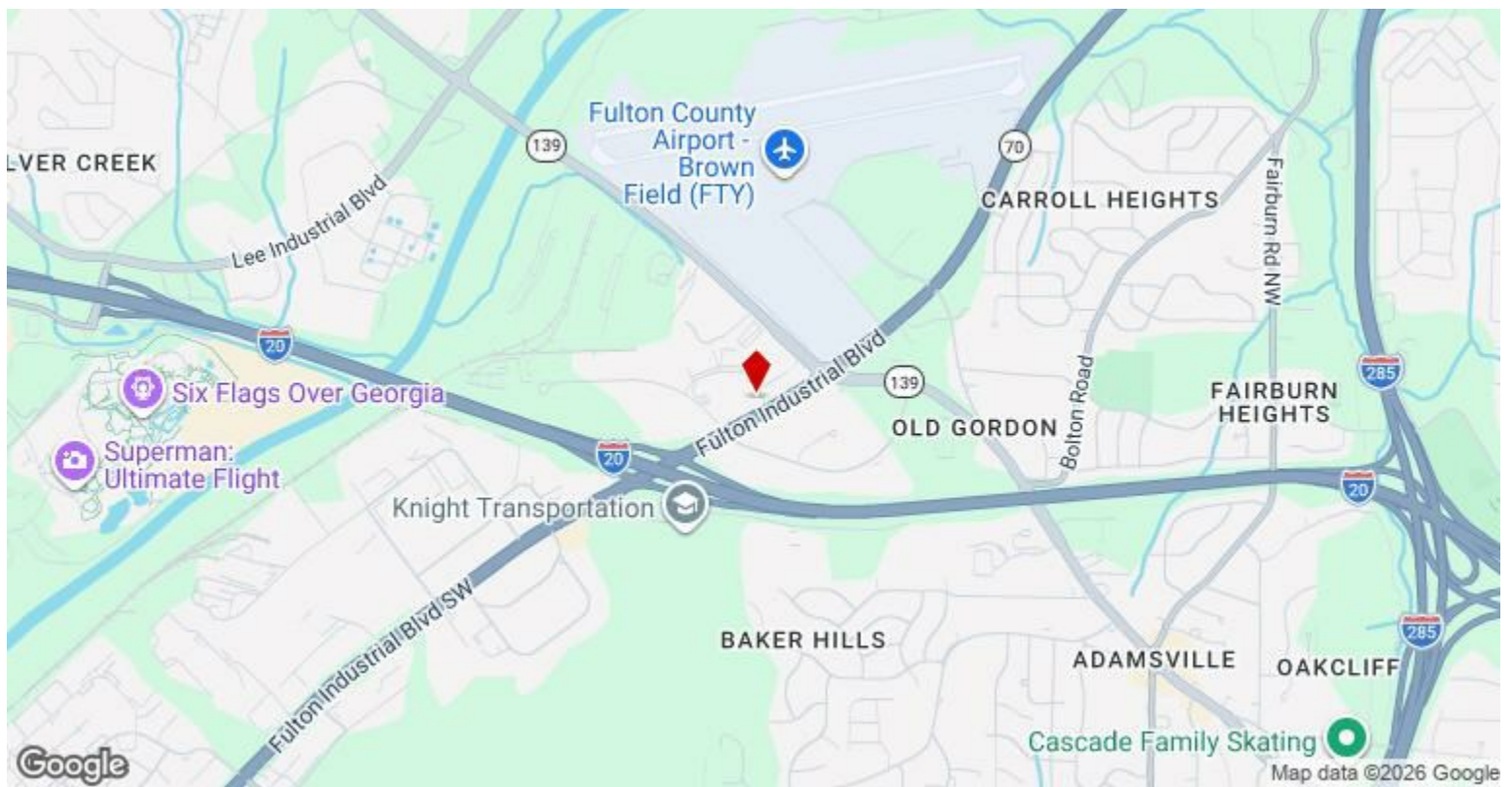
Service Type Triple Net (NNN)

Space Type Relet

Space Use Flex

Lease Term 5 Years

1



## 4145 Fulton Industrial Blvd, Atlanta, GA 30336

Prime Freestanding Fast-Food / Retail Opportunity with Drive-Thru on Fulton Industrial Blvd! Seize a rare freestanding retail opportunity in one of Atlanta's primary industrial and logistics corridors. Located at 4145 Fulton Industrial Blvd, this 2,100 SF former fast-food building offers an exceptional foundation for a variety of quick-service restaurant (QSR), retail, or flex concepts. The space is currently in a shell state, providing a completely blank canvas that is ready to accommodate a custom tenant build-out.

**Location & Logistics:** Positioned with excellent frontage on Fulton Industrial Blvd, this site boasts unbeatable regional connectivity. The property is situated less than a quarter-mile from the Interstate 20 interchange and offers seamless access to I-285. Located just one mile from the massive, newly constructed 1.3 million-square-foot UPS distribution center and directly across from the Fulton County Airport (Brown Field), the site benefits from a massive built-in daytime commercial traffic base and high vehicle counts daily.

**Key Property Features:**

- Existing Drive-Thru Infrastructure:** Features a dedicated drive-thru lane, ideal for high-volume restaurant concepts, medical drop-offs, or automotive-oriented services requiring drive-up convenience.
- Secured Outdoor Patio:** Includes an expansive concrete front patio area fully enclosed with iron perimeter fencing, perfect for outdoor dining, customer seating, or outdoor product displays.
- Ready-to-Build Shell:** The interior is stripped to the studs, highlighting heavy-duty brick-tiled flooring and existing walk-in cooler/freezer footprints, which will drastically reduce initial demolition timelines for your contractor.
- Ample On-Site Parking:** Offers a generous surface parking lot (approx. 25 spaces) surrounding the freestanding building to comfortably accommodate high-volume operations.

**Lease Specifications:** Total Space Available: 2,016 to 2,100 SF  
Base Rental Rate: \$18.00 / SF / YR (\$1.50 / SF / MO)  
Lease Type: Triple Net (NNN)  
Lease Term: 5 Years  
Availability: Now  
Zoning: M2 (Heavy Industrial / Favorable for broad commercial and automotive uses)

# Property Photos



IMG\_0409

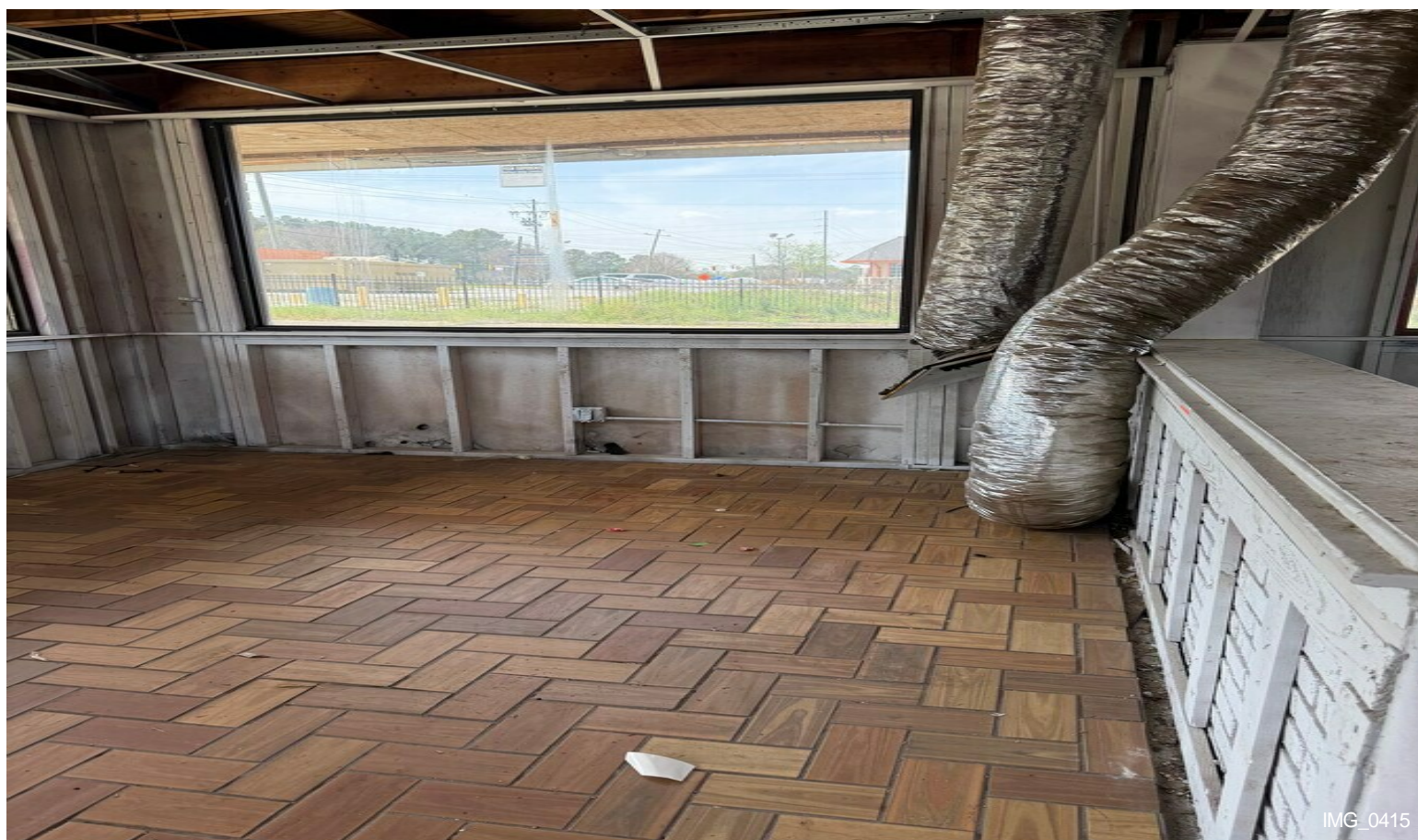


IMG\_0410

# Property Photos



IMG\_0414



IMG\_0415

# Property Photos



IMG\_0416



IMG\_0417

# Property Photos



# Property Photos



IMG\_0425



IMG\_0430

# Property Photos



IMG\_0431



IMG\_0433

# Property Photos



## Property Photos



Building Photo



Building Photo



# Property Photos

