

# +/- 451,200 SF Available For Sublease



## 3100 SOUTH PARK BLVD, ELLENWOOD, GA



**For More  
Information,  
Please  
Contact**

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# 3100 SOUTH PARK BLVD

# FOR SUBLEASE



**Available SF:** Up-To 451,200 SF

**Asking Rate:** Negotiable

**Est. OPEX:** \$1.19 PSF / NNN

**Date Available:** June 1, 2024

**Sublease Term:** Flexible

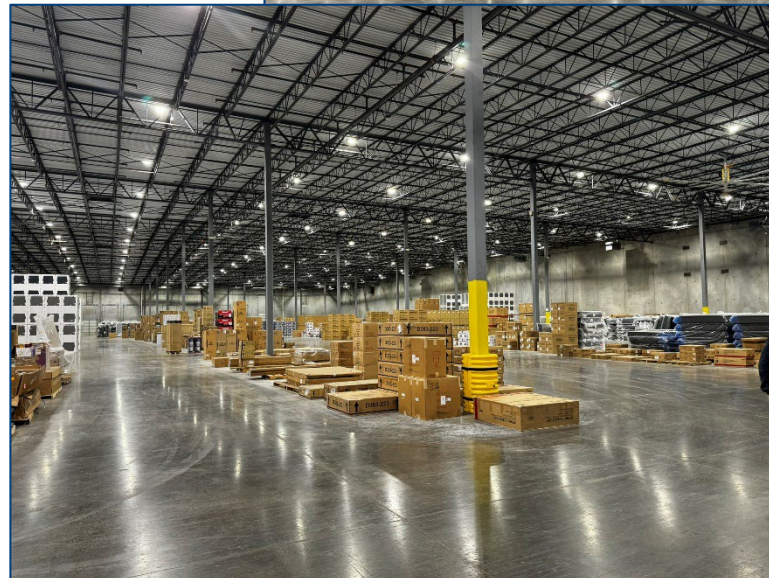
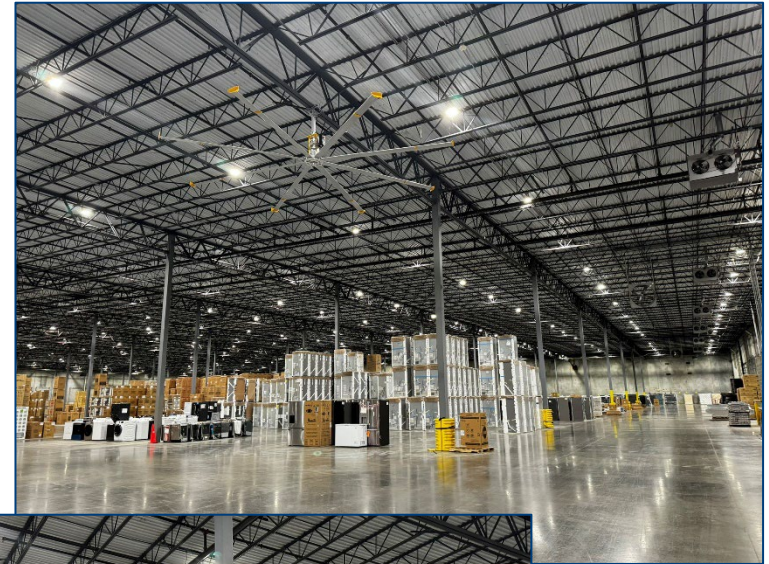
**Master Lease  
Expiration:** January 31, 2034



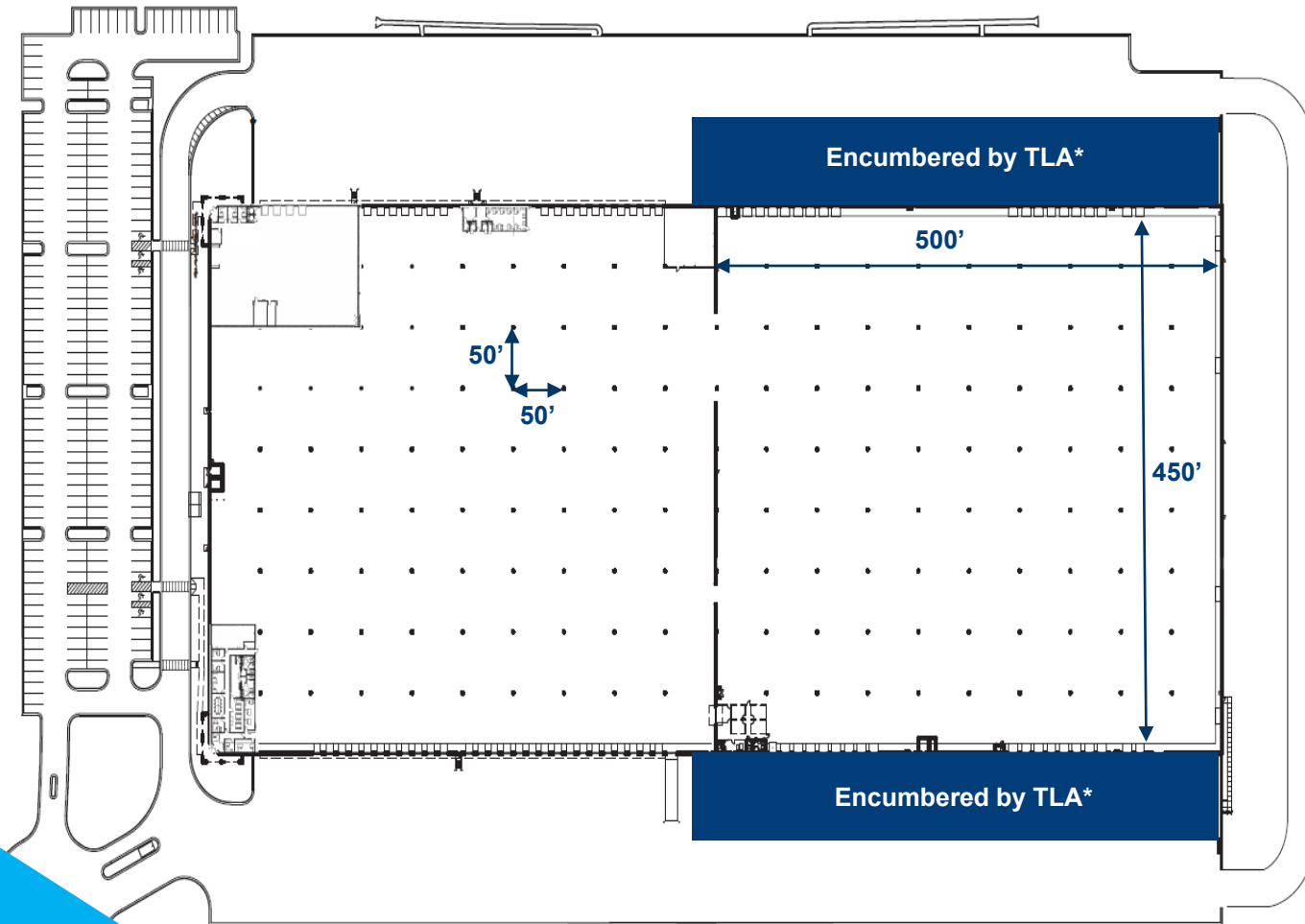
# BUILDING HIGHLIGHTS

3100 South Park Blvd, Ellenwood, GA

- +/- 451,200 SF Available
- 21,062 SF Office (across 3 office pods)
- Gated Entrance w/ Guard Shack
- 32' Clear Height
- 50' X 50' Column Spacing
- ESFR Sprinkler System
- LED Lighting
- 10 HVLS Fans
- 85 Dock High Doors
- 25,000 LB Mechanical Pit Levelers
- 1 Drive-In Ramp
- 220 Auto Parking Spaces



# FLOOR PLAN



\*The Sublet Premises excludes the highlighted areas referenced in **BLUE**, which are encumbered via a Temporary License Agreement for 80 Trailer Parking Stalls (40 on each side) thru January 31, 2026. Note, Licensee has two 1-year options to extend TLA through 1/31/2028

# LOCATION

Located one-half mile east of Anvil Block Road and I-675 interchange, with direct access to I-285 and I-75





# IN GOOD COMPANY AREA BUSINESSES

**HD SUPPLY**

Expeditors

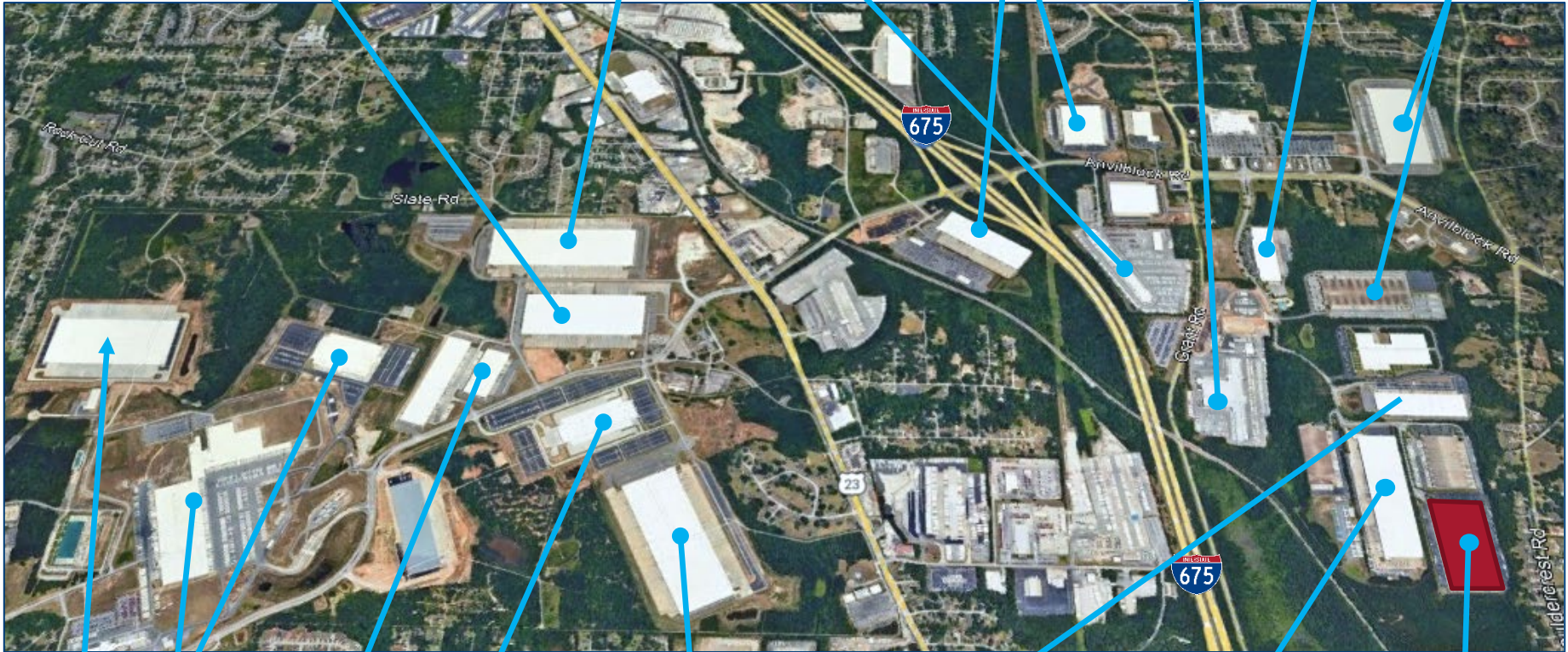
GUARDIAN  
Glass - Automotive - Building Products

KUEHNE+NAGEL

SALA

FedEx  
Ground

FedEx  
Ground



Kroger

amazon

ATL  
Art of Transport Logistics

SUBLEASE  
3100 S. Park Blvd

Covenant

Cummins

BOEING

XPOLogistics



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