

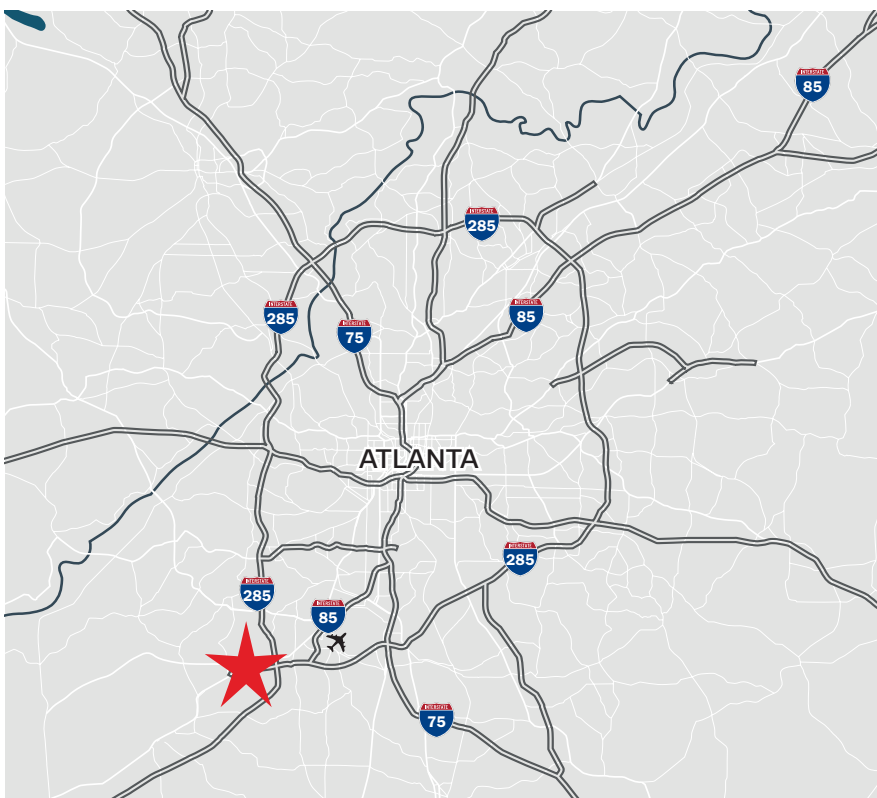
AIRPORT WEST 500

3625 Naturally Fresh Blvd, Atlanta, GA 30349



218,370 SF WAREHOUSE/DISTRIBUTION BUILDING

Available
87,565 SF



TRAVEL DISTANCES

1 MILE TO: I-85

1 MILE TO: I-285

7 MILES TO: I-75

14 MILES TO: I-20

For Additional Information:

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Lincoln

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AIRPORT WEST 500

Industrial For Lease

3625 Naturally Fresh Blvd | Atlanta, GA 30349



Offering Summary

Lease Rate:	Negotiable
Building Size:	218,370 SF
Available SF:	87,565 SF
Lot Size:	25.14 Acres
Year Built:	2023
Zoning:	I

Property Overview

218,370 SF front load warehouse, distribution center

Property Highlights

- - 1 mile to I-85 and I-285
- - Front load configuration
- - 16 Dock-high, 1 drive in door
- - 2,000 AMP electrical service

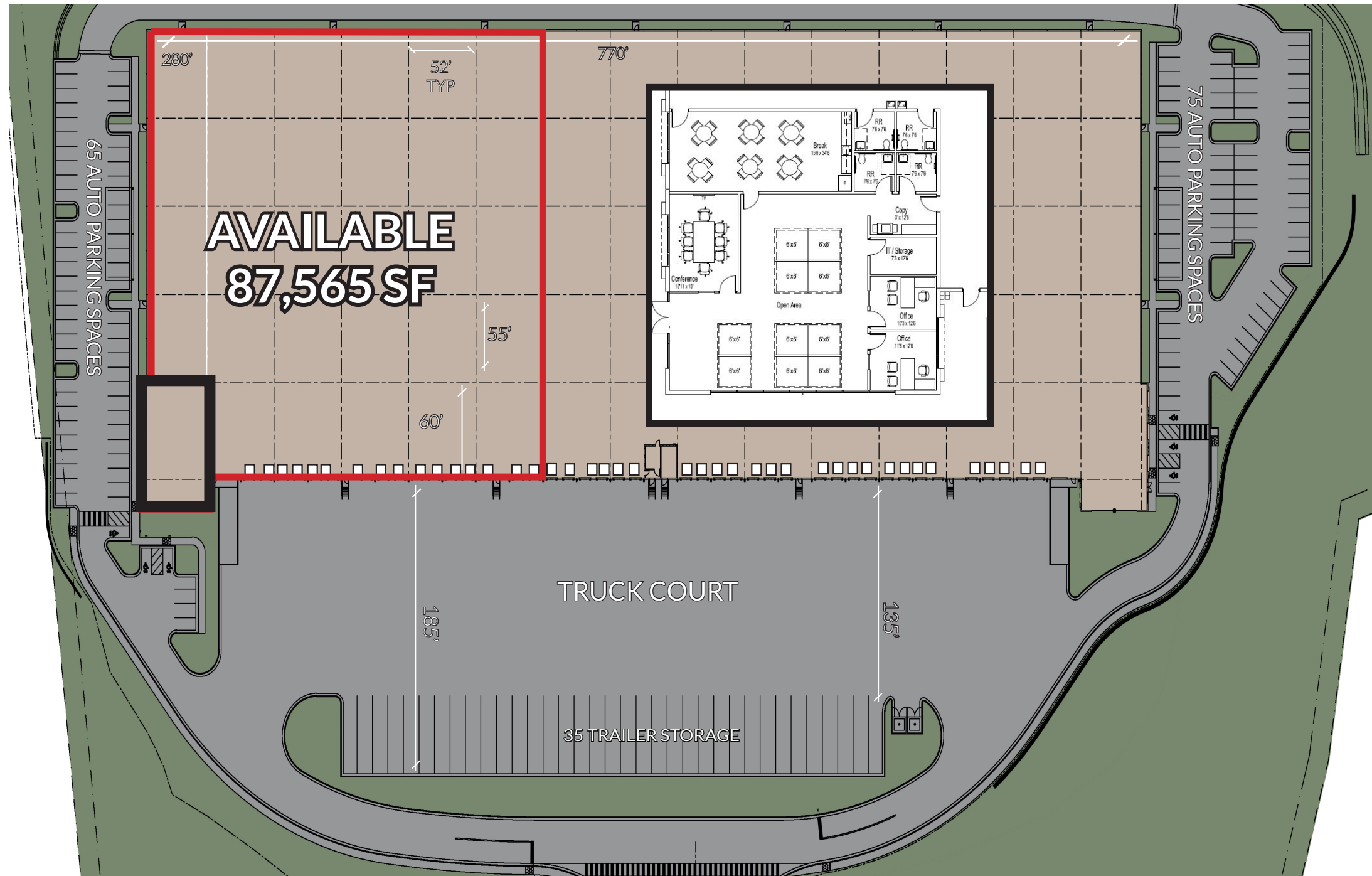
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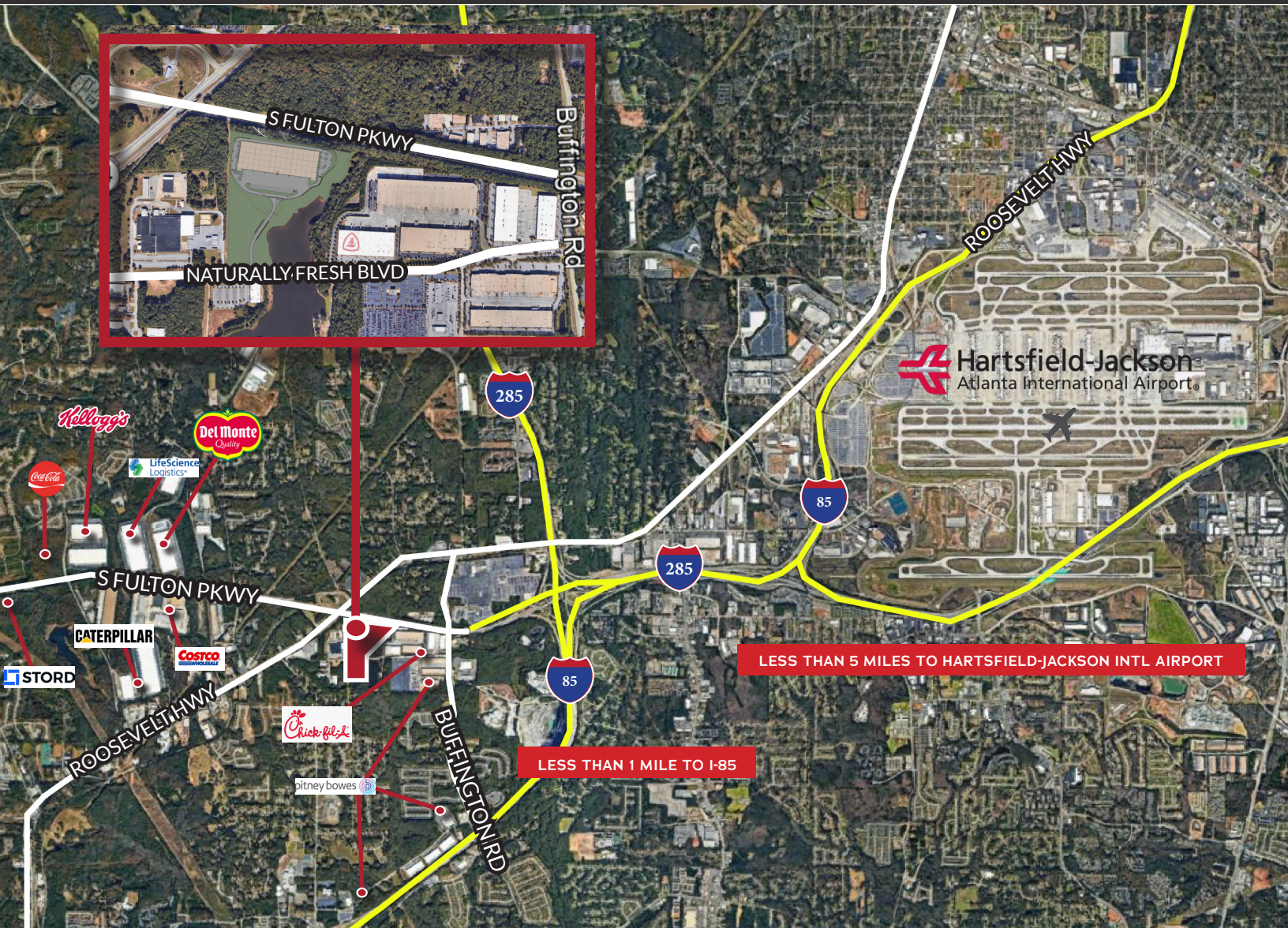


PROPERTY FEATURES:

SIZE:	218,370 SF front Load (div)
AVAILABLE:	87,565 SF
LOCATION:	• 1 mile to I-285 & I-85
BUILDING DIMENSIONS:	• 280' Building Depth • 32' Clear Height • 52'W x 55'D Typical Column Spacing • 60' Speed Bays
DOCK-HIGH & DRIVE IN DOORS:	16 Dock-High, 1 Drive-In
WAREHOUSE LIGHTING:	LED Motion Sensored
SPRINKLER:	ESFR Sprinkler System
FLOOR:	6" Slab on Grade, 4,000 PSI with Lapidolith Floor Hardener
ROOF:	TPO Single Ply Mechanically Attached, LTRR-20
EXTERIOR WALLS:	Site Cast Concrete Tilt Panels
TRAILER STORAGE:	+/- 14
AUTO PARKING:	+/- 65
SPEC SUITE:	2,740 SF

3625 NATURALLY FRESH BOULEVARD | Atlanta, GA 30349

OUTSTANDING LOCATION | 4.3 MILES TO AIRPORT



LDCT TAX CREDIT OPPORTUNITY

Less Developed Census Tract (LDCT)

TIER	JOB TAX CREDIT \$ (5 yrs)	MIN. NEW JOBS
1	\$4,000	2
2	\$3,000	10
LDCT	\$3,500	5

150 New
Jobs
Created

= \$2,625,000
TOTAL
SAVINGS

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