

# FOR LEASE

27,829 SF AVAILABLE  
3400 ATLANTA INDUSTRIAL  
ATLANTA, GEORGIA 30331

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**DOWNTOWN  
ATLANTA**

ATLANTA INDUSTRIAL PKWY

3400 Atlanta Industrial

 **Stonelake**  
CAPITAL PARTNERS

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## SPACE FOR LEASE - INFORMATION

- **Total SF:** 27,829
- **Office SF:** 4,033
- **Warehouse SF:** 23,577
- **Dock High Doors:** 3
- **Drive In Doors:** 1
- **Clear Height:** 18'
- **Truck Court:** 100' depth
- **Power:** 1,000-Amp, 3-Phase Power
- **Sprinkler System:** Standard Wet
- **Column Spacing:** 49' x 34'



## MARKETED BY:

**Connor Winkler, SIOR**

(318) 393-8248

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## 2024 MAKE READY – INFORMATION

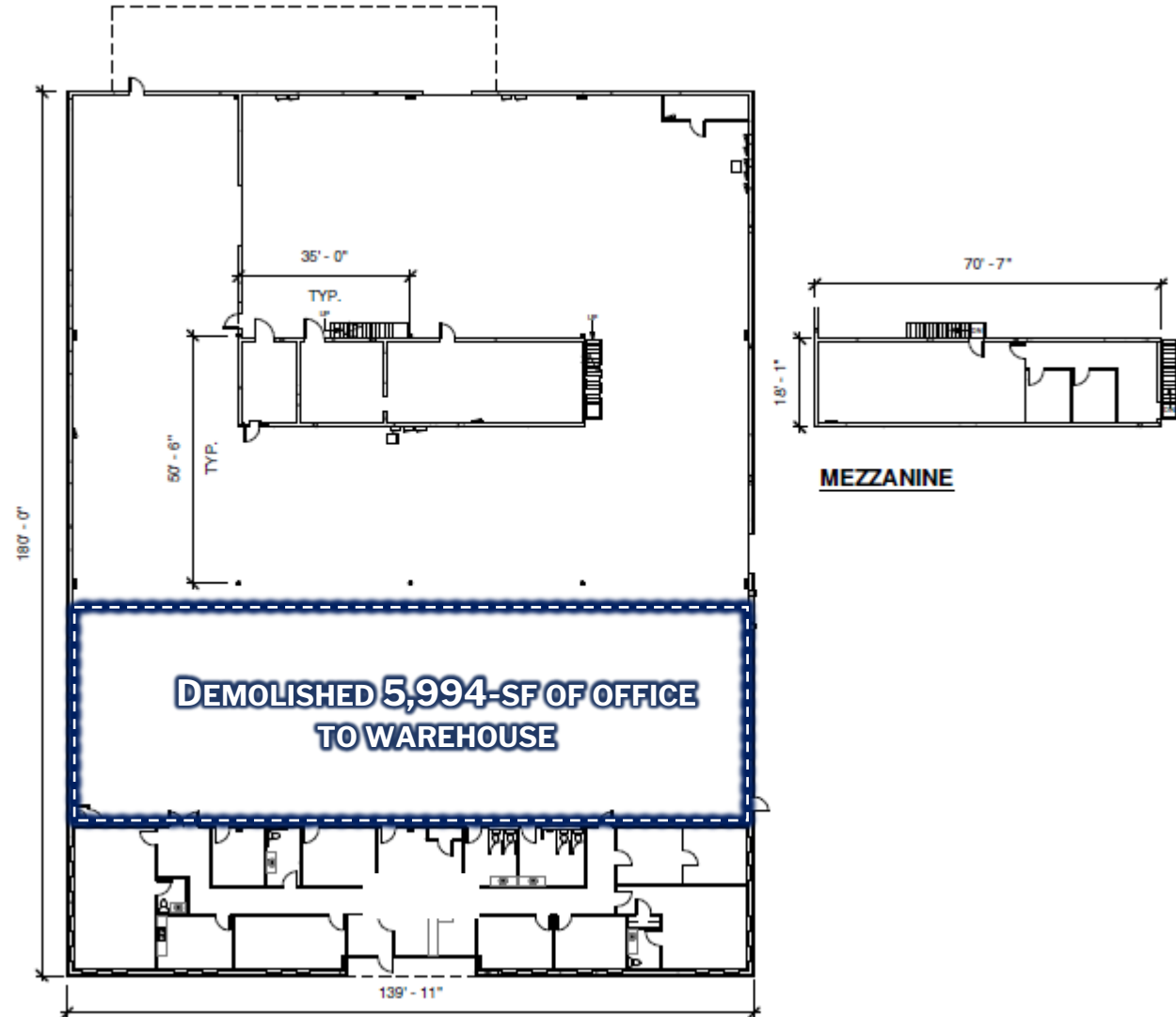
- **Office:** New paint, carpet, LVT flooring, LEDs, ceiling tiles, millwork, and restroom/breakroom fixtures
- **HVAC:** Repaired and, where needed, replaced HVAC systems
- **Truck Court and Employee Parking:** New asphalt and striping
- **Office Demolition:** Demolished 5,994-sf of office and converted to warehouse
- **Warehouse:** New paint and LEDs
- **Warehouse Floor:** Repaired and polished building slab
- **Warehouse Docks:** Replaced and repaired dock doors and levelers
- **Signage:** repaired monument sign facing Atlanta Industrial Parkway



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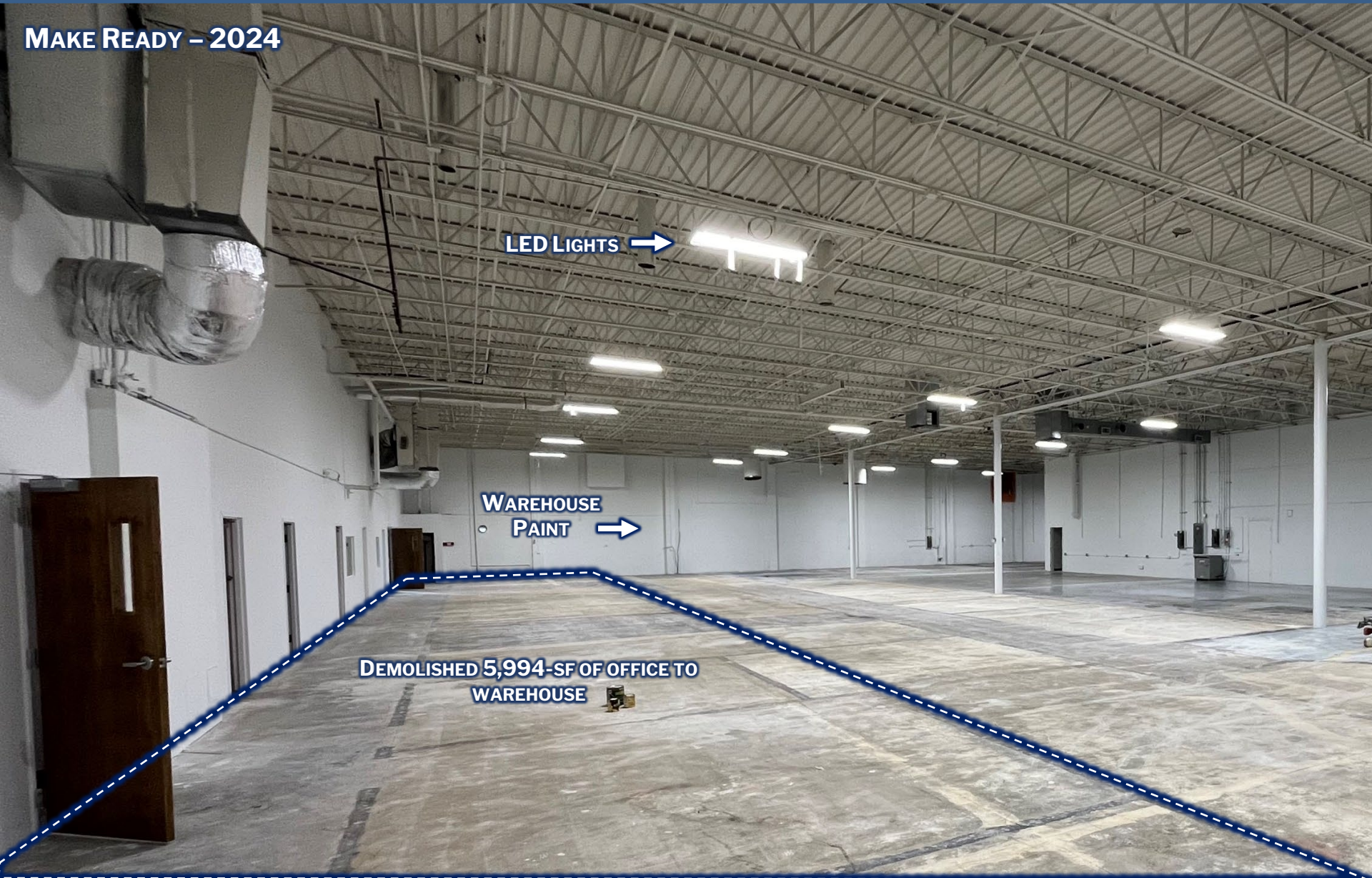
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MAKE READY - 2024

LED LIGHTS →

WAREHOUSE  
PAINT →

DEMOLISHED 5,994-SF OF OFFICE TO  
WAREHOUSE



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MAKE READY - 2024

LEDS AND NEW CEILING TILES

OFFICE PAINT

NEW CARPET



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MAKE READY = 2024

REFRESHED MONUMENT SIGNAGE



NEW ASPHALT AND STRIPING



NEW EXTERIOR PAINT



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MAKE READY - 2024



ATLANTA INDUSTRIAL PKWY