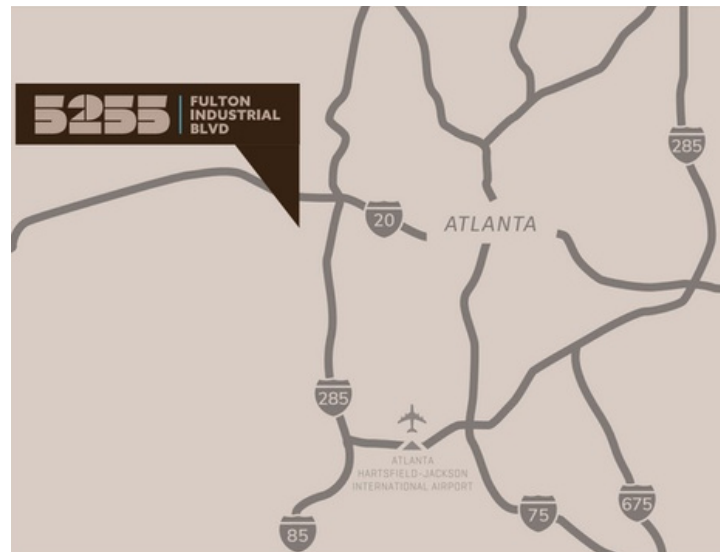


5255**FULTON
INDUSTRIAL
BLVD****FOR LEASE****±100,380 SF CROSS-DOCK DISTRIBUTION FACILITY WITH
PRE-INSTALLED RACKING SYSTEM****BASE RENT: \$4.95/SF NNN**

PROPERTY HIGHLIGHTS

- Space can be divided from 50,000 - 100,380 sq ft
- Total Building Area: ±100,380 SF
- Office Space: ±4,938 SF
- Parcel Size: 4.59 Acres
- Cross-Dock Configuration with 24 dock-high doors (with levelers)
- Pre-Installed Full Racking System
- Clear Height: 22'
- Power: 400 Amps, 277/480V 3-Phase
- Sprinkler System: ESFR
- Column Spacing: 37.5' x 34.5'
- Auto Parking: ±36 spaces

**SteelBridge**

COMMERCIAL REAL ESTATE

SAMMY BERMAN

Qualifying Broker

sammy@steelbridgecre.com

404.550.6002

5255**FULTON
INDUSTRIAL
BLVD****FOR LEASE****±100,380 SF CROSS-DOCK DISTRIBUTION FACILITY WITH
PRE-INSTALLED RACKING SYSTEM**

±100,380 SF Cross-Dock Distribution Facility with Pre-Installed Racking System

**SteelBridge**

COMMERCIAL REAL ESTATE

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FULTON
INDUSTRIAL
BLVD

FOR LEASE

±100,380 SF CROSS-DOCK DISTRIBUTION FACILITY WITH
PRE-INSTALLED RACKING SYSTEM



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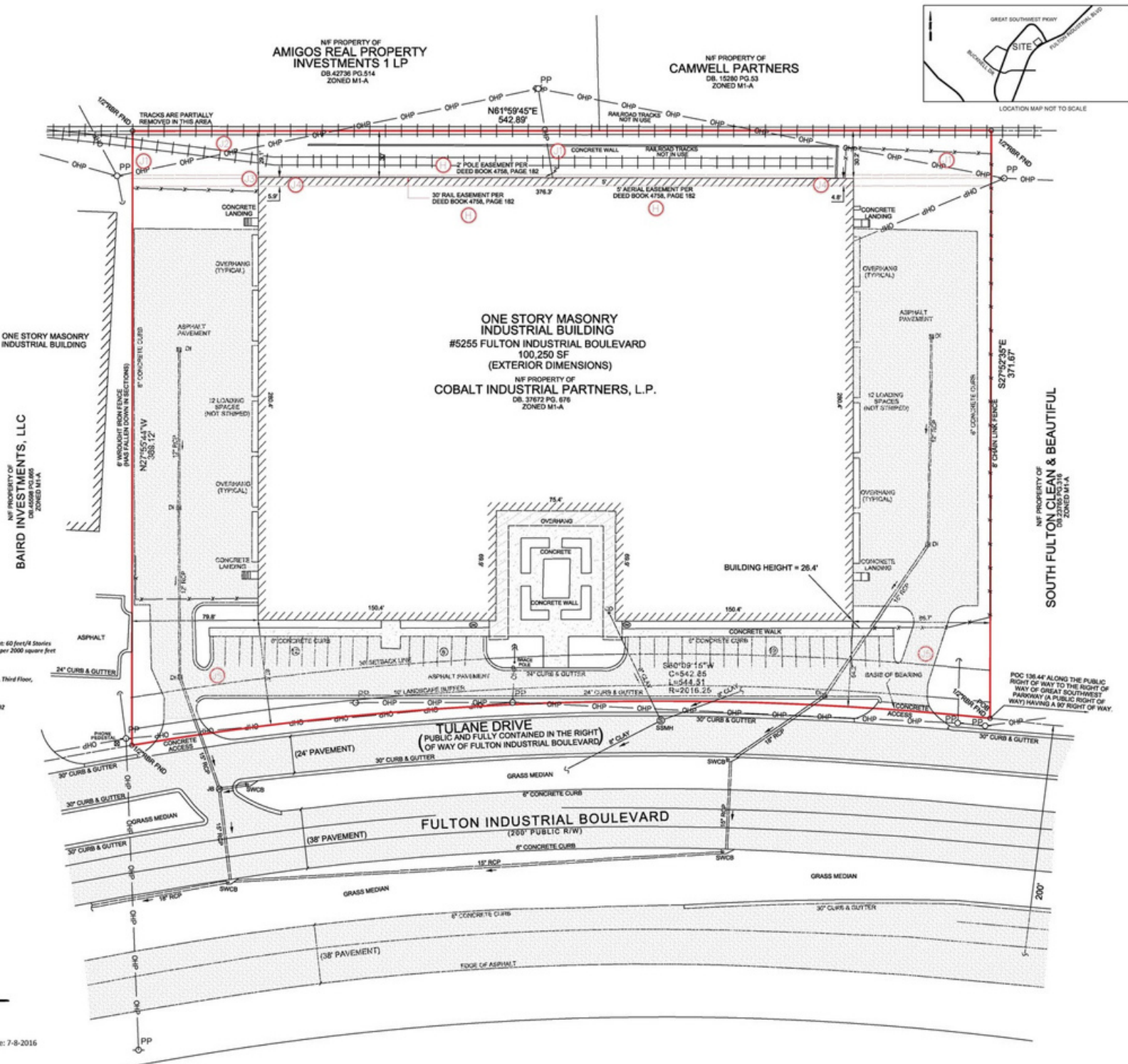
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±100,380 SF CROSS-DOCK DISTRIBUTION FACILITY WITH PRE-INSTALLED RACKING SYSTEM

SURVEY



SteelBridge

COMMERCIAL REAL ESTATE

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FULTON INDUSTRIAL BLVD

FOR LEASE

±100,380 SF CROSS-DOCK DISTRIBUTION FACILITY WITH
PRE-INSTALLED RACKING SYSTEM



5 MINUTES TO I-20

7 MINUTES TO I-285

15 MINUTES TO I-85/I-75

20 MINUTES TO
HARTSFIELD JACKSON
AIRPORT

30 MINUTES TO
FAIRBURN CSX
INTERMODAL

SteelBridge

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