

# 4475 SOUTH FULTON PARKWAY

FOR LEASE

## 635,333 SF

Airport Center II, Building 6

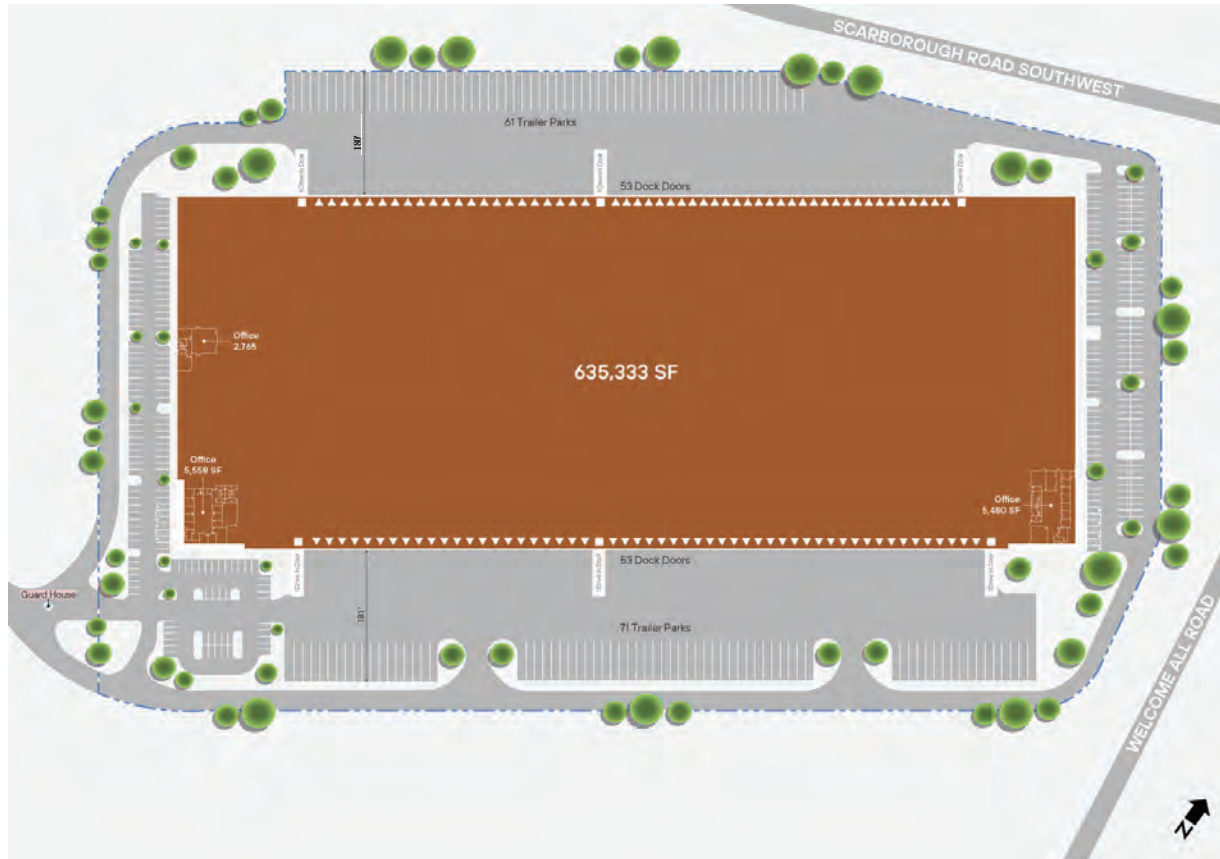


4475 South Fulton Parkway  
Atlanta, GA 30349



**BroadPoint**  
PARTNERS

# OVERVIEW



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## PROPERTY SPECIFICATIONS

Total Building SF	635,333 SF
Office Space	13,803 SF (3 offices)
Building Dimensions	500' D x 1271' W
Clear Height	36'
Column Spacing	50' x 47' 6"
Drive-In Doors	6
Dock High Doors	102
Truck Court Depth	181'/180'
Auto Spots	317
Trailer Spots	132
Lighting	LED
Power	16,000 amps
Security	Fenced with Guard House
Sprinkler	ESFR
Ventilation	36 exhaust fans, 53 louvers

# PROPERTY PHOTOGRAPHY

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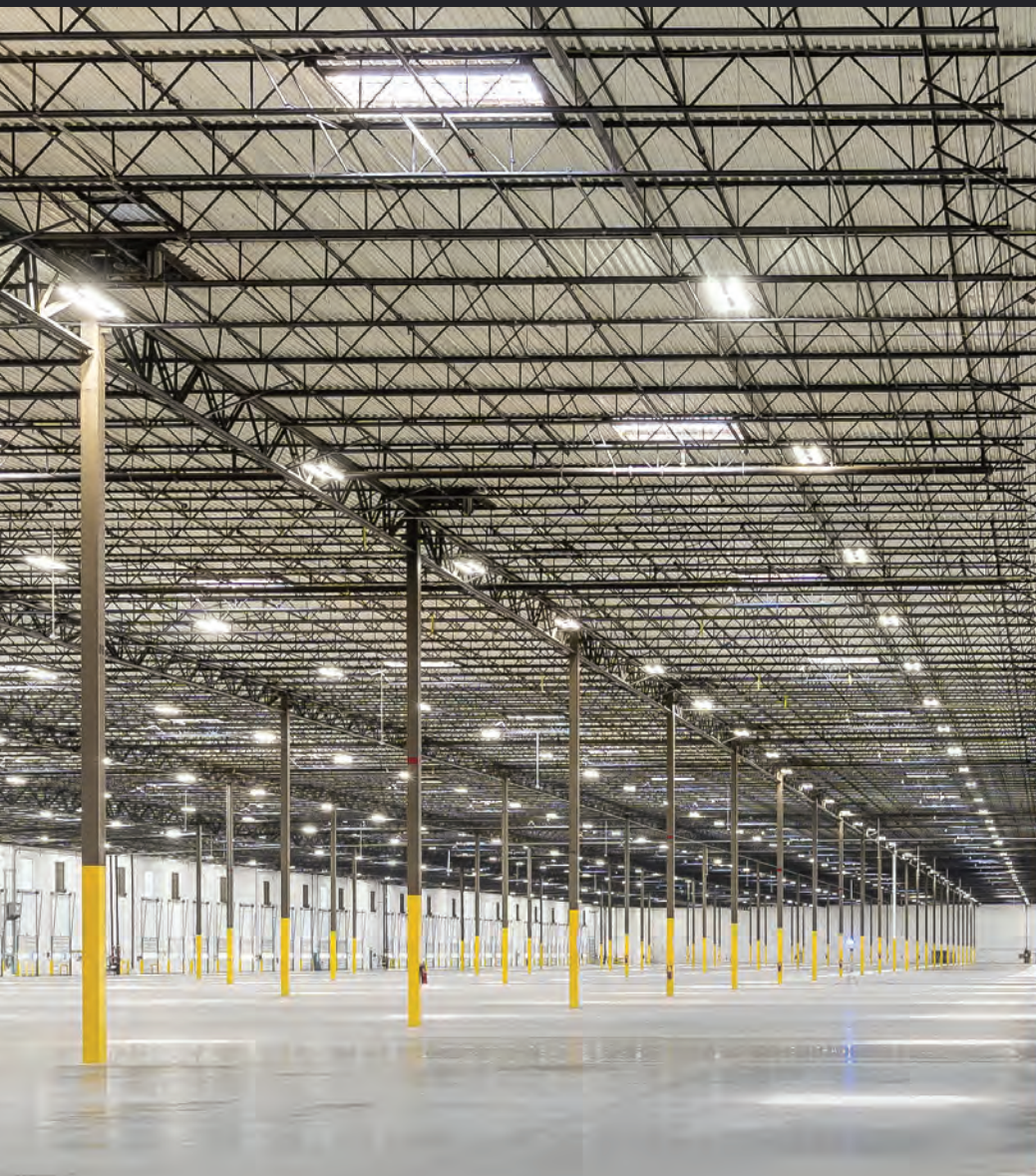






















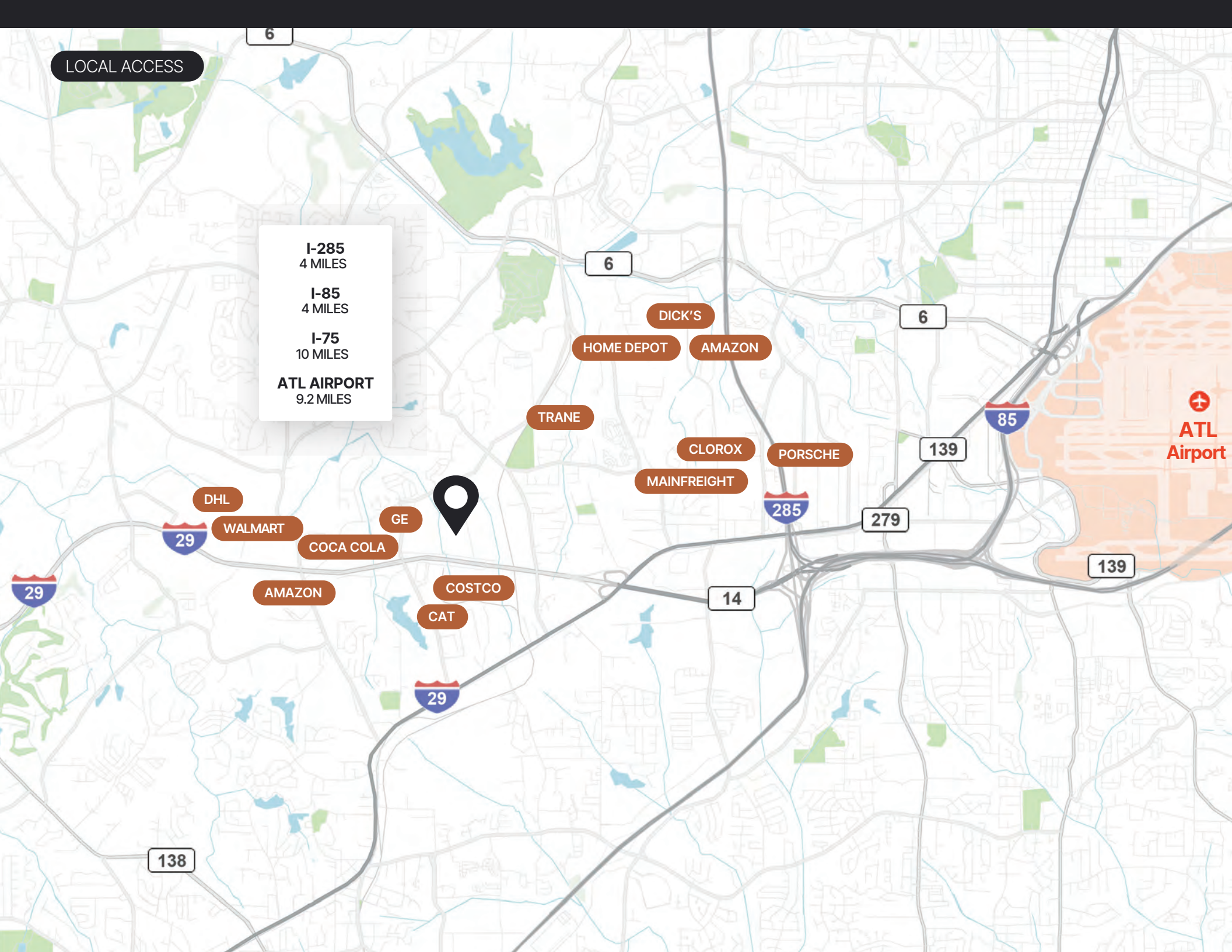
LOCAL ACCESS

I-285  
4 MILES

I-85  
4 MILES

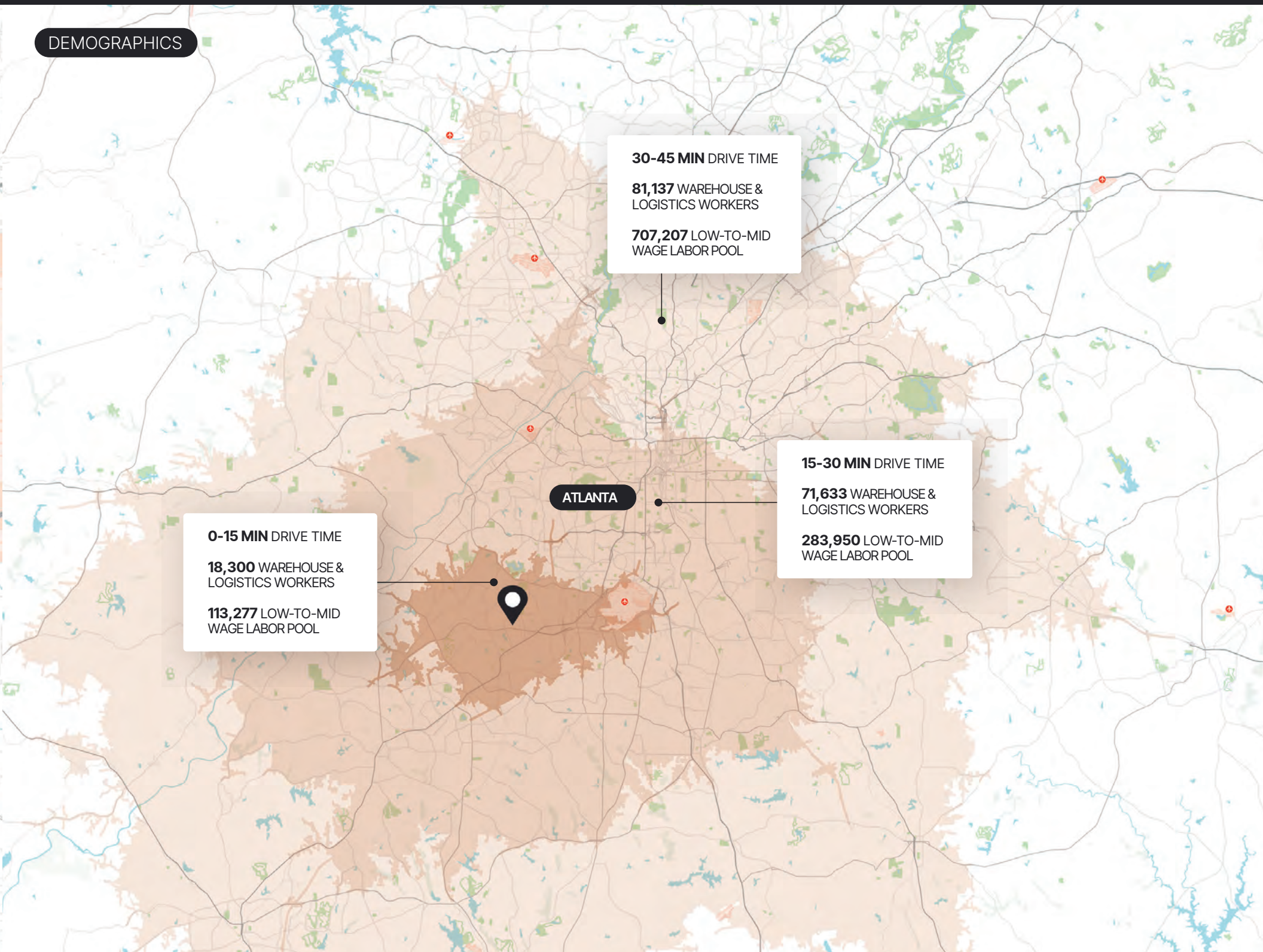
I-75  
10 MILES

ATL AIRPORT  
9.2 MILES





## DEMOGRAPHICS



ATLANTA

**0-15 MIN** DRIVE TIME

**18,300** WAREHOUSE &  
LOGISTICS WORKERS

**113,277** LOW-TO-MID  
WAGE LABOR POOL

**30-45 MIN** DRIVE TIME

**81,137** WAREHOUSE &  
LOGISTICS WORKERS

**707,207** LOW-TO-MID  
WAGE LABOR POOL

**15-30 MIN** DRIVE TIME

**71,633** WAREHOUSE &  
LOGISTICS WORKERS

**283,950** LOW-TO-MID  
WAGE LABOR POOL



# CONTACT INFORMATION

4475 South Fulton Parkway  
Atlanta, GA 30349

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.