



# MAJESTIC AIRPORT CENTER IV

## BUILDING 3

500,000 SQUARE FEET AVAILABLE



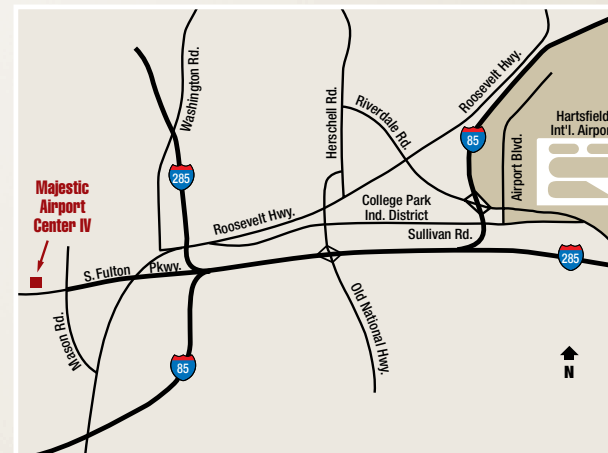
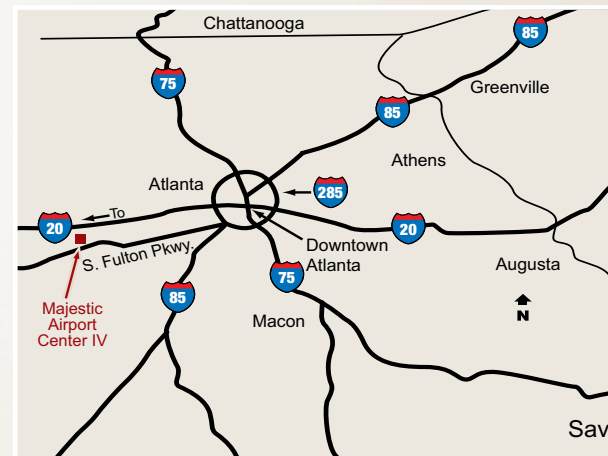
SOUTH FULTON PARKWAY & DERRICK ROAD, ATLANTA, UNION CITY, GEORGIA

### Features:

Site Area:	34 Acres
Office:	Build-to-Suit
Clear Height:	40'
Bay Spacing:	54' x 48' (typical)
Loading:	96 - 9' x 10' dock high doors 4 - 12' x 14' ramped drive-in doors 50 - Rite Hite dock levelers
Electrical:	2- electrical services entrances up to 4,000 amps - Solar Ready
Auto Parking:	248 expandable to 452
Trailer Parking:	134 expandable to 222
Fire Protection:	ESFR fire sprinkler system
Warehouse Floor:	7" concrete typical throughout
Skylights:	1 skylight per 54' x 48' bay and clerestory glass every 50' to enhance warehouse lighting and reduce energy costs

### Site Location:

South Fulton Parkway and Derrick Road, Union City, Georgia  
 Located 6 miles from Atlanta Hartsfield Jackson International Airport with immediate access to Interstate 285 (4.5 miles), Interstate 75 (10 miles), and Interstate 85 (4.5 miles) (5 miles).



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