



3075  
**South Park**

ELLENWOOD, GEORGIA 30294



**30,525 -  
150,525 SF**  
AVAILABLE FOR LEASE

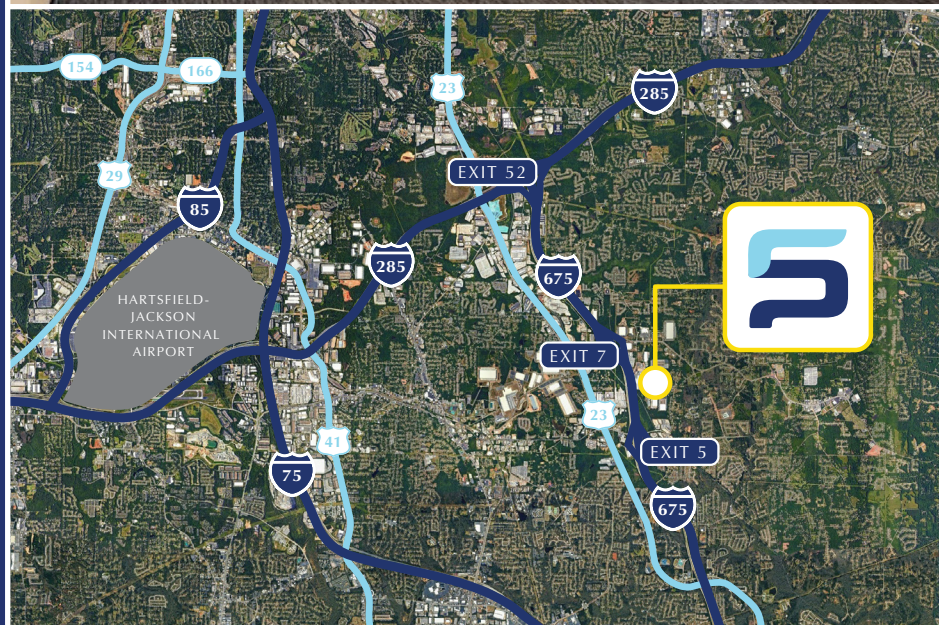




## High-Capacity Distribution Center

3075 South Park Boulevard is a 234,525-square-foot distribution facility strategically positioned near the intersection of Anvil Block Road and I-675 in Ellenwood, Georgia. Originally built in 1998 and expanded in 2004, the property offers exceptional connectivity to I-285, I-75, and I-85—making it an optimal hub for regional distribution.

Key building features include 30' clear heights, front and side dock-high loading, 40' x 40' column spacing, and an ESFR sprinkler system, supporting high-volume, efficient operations.

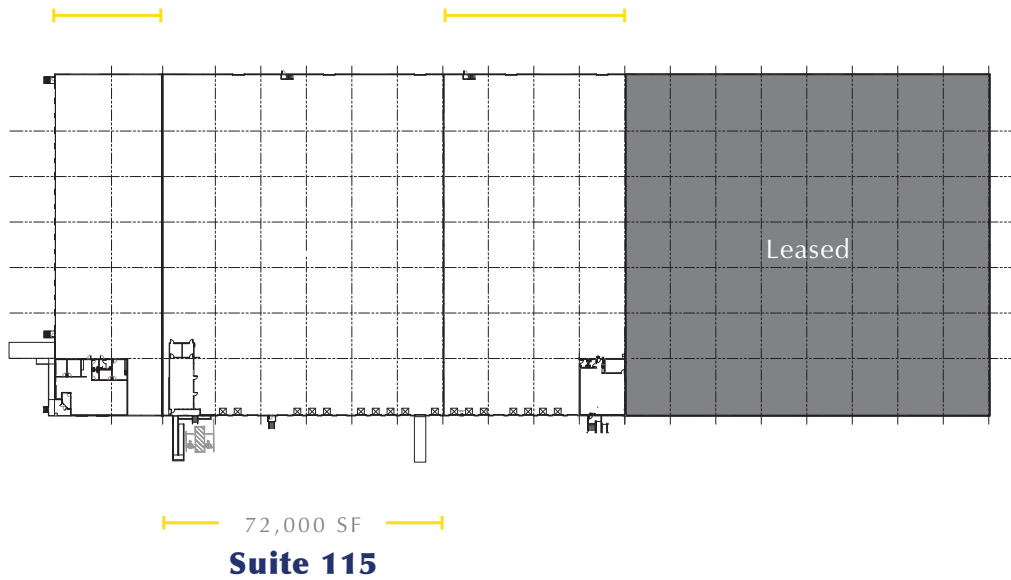


### Suite 125

30,525 SF

### Suite 110

48,000 SF



# Suites 125 / 115 / 110

**Available** 150,525 SF

**Office** 7,132 SF

**Clear Height** 30'

**Column Spacing** 40'-0" x 40'-0"  
with 50' loading bays

**Loading** Front- and side-load,  
dock high

**Dock Count** 40

**Drive-Ins** 2

**Year Built** 1998

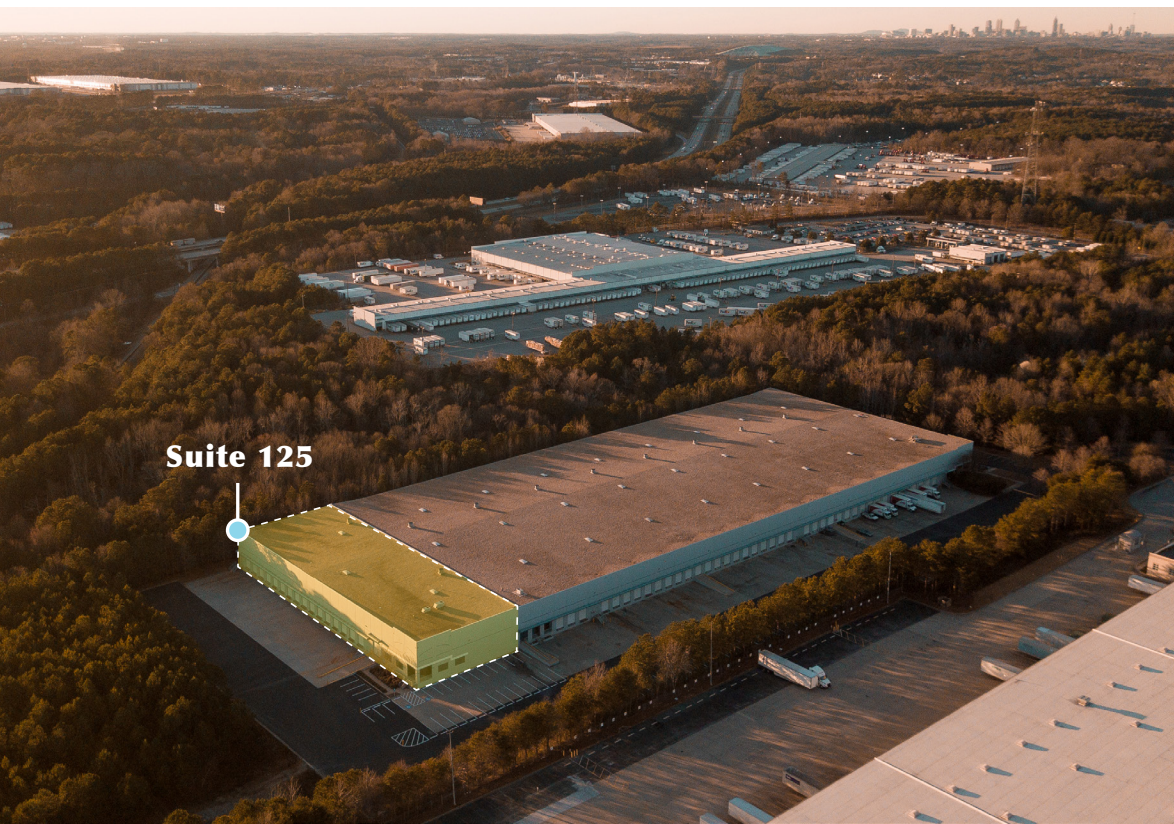
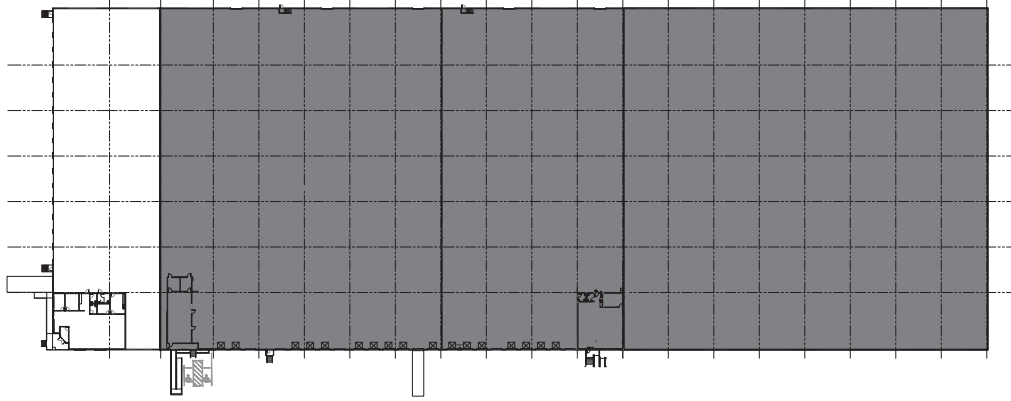
**Sprinkler** ESFR

### Interstate Access

- 5.5 Miles to I-285
- 8.5 Miles to I-75
- 15 Miles to I-85
- 10 Miles to Hartsfield-Jackson International Airport

## Suite 125

30,525 SF



# Suite 125

**Available** 30,525 SF

**Office** 3,228 SF

**Clear Height** 30'

**Column Spacing** 40'-0" x 40'-0"  
with 50' loading bays

**Loading** Side-load

**Dock Count** 16

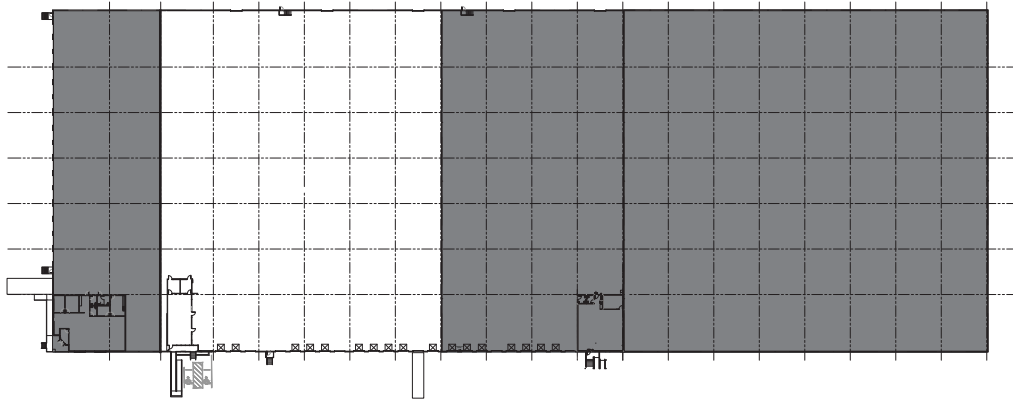
**Drive-Ins** 1

**Year Built** 1998

**Sprinkler** ESFR

### Interstate Access

- 5.5 Miles to I-285
- 8.5 Miles to I-75
- 15 Miles to I-85
- 10 Miles to Hartsfield-Jackson International Airport



72,000 SF  
**Suite 115**



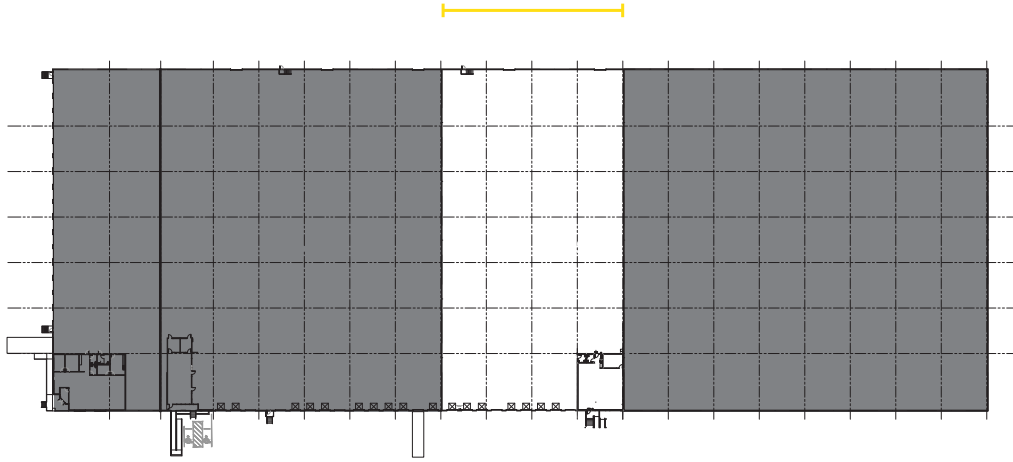
# Suite 115

<b>Available</b>	72,000 SF
<b>Office</b>	1,904 SF
<b>Clear Height</b>	30'
<b>Column Spacing</b>	40'-0" x 40'-0" with 50' loading bays
<b>Loading</b>	Front-load, dock high
<b>Dock Count</b>	13
<b>Drive-Ins</b>	1
<b>Year Built</b>	1998
<b>Sprinkler</b>	ESFR

- Interstate Access**
- 5.5 Miles to I-285
  - 8.5 Miles to I-75
  - 15 Miles to I-85
  - 10 Miles to Hartsfield-Jackson International Airport

## Suite 110

48,000 SF



# Suite 110

<b>Available</b>	48,000 SF
<b>Office</b>	2,000 SF
<b>Clear Height</b>	30'
<b>Column Spacing</b>	40'-0" x 40'-0" with 50' loading bays
<b>Loading</b>	Front-load, dock high
<b>Dock Count</b>	8
<b>Drive-Ins</b>	0
<b>Year Built</b>	1998
<b>Sprinkler</b>	ESFR

### Interstate Access

- 5.5 Miles to I-285
- 8.5 Miles to I-75
- 15 Miles to I-85
- 10 Miles to Hartsfield-Jackson International Airport



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