

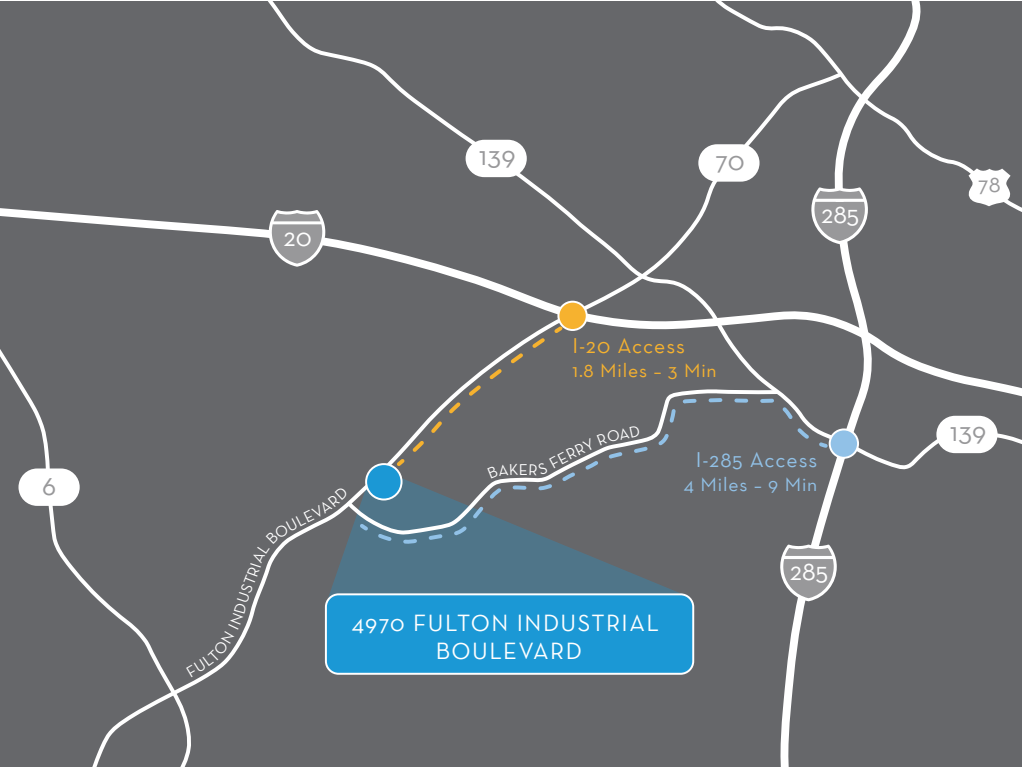
FOR SUBLEASE



4970 FULTON INDUSTRIAL BOULEVARD

Atlanta, Georgia 30336


STREAM



4970 Fulton Industrial Boulevard presents a rare opportunity for best-in-class frontage on Atlanta's busiest industrial submarket. Sitting at 157,000 SF, the fully renovated facility offers an excess of employee parking, a fully fenced truck court, re-modeled office, and one turn access to Fulton Industrial Boulevard.

The Fulton Industrial Boulevard (FIB) submarket is one of the largest concentrations of industrial product in the Southeast, totaling over 52,000,000 Square Feet in a corridor just under 10 miles long. With it's proximity to Hartsfield-Jackson Atlanta International Airport in addition to it's immediate access to I-20 and I-285, Fulton Industrial's transportation and access to the City of Atlanta is unmatched when compared to the rest of Atlanta's industrial markets. The Fulton Industrial Market carries a 4-million [1] person labor force that lives within a 45-minute drive of the property.

AVAILABILITY HIGHLIGHTS

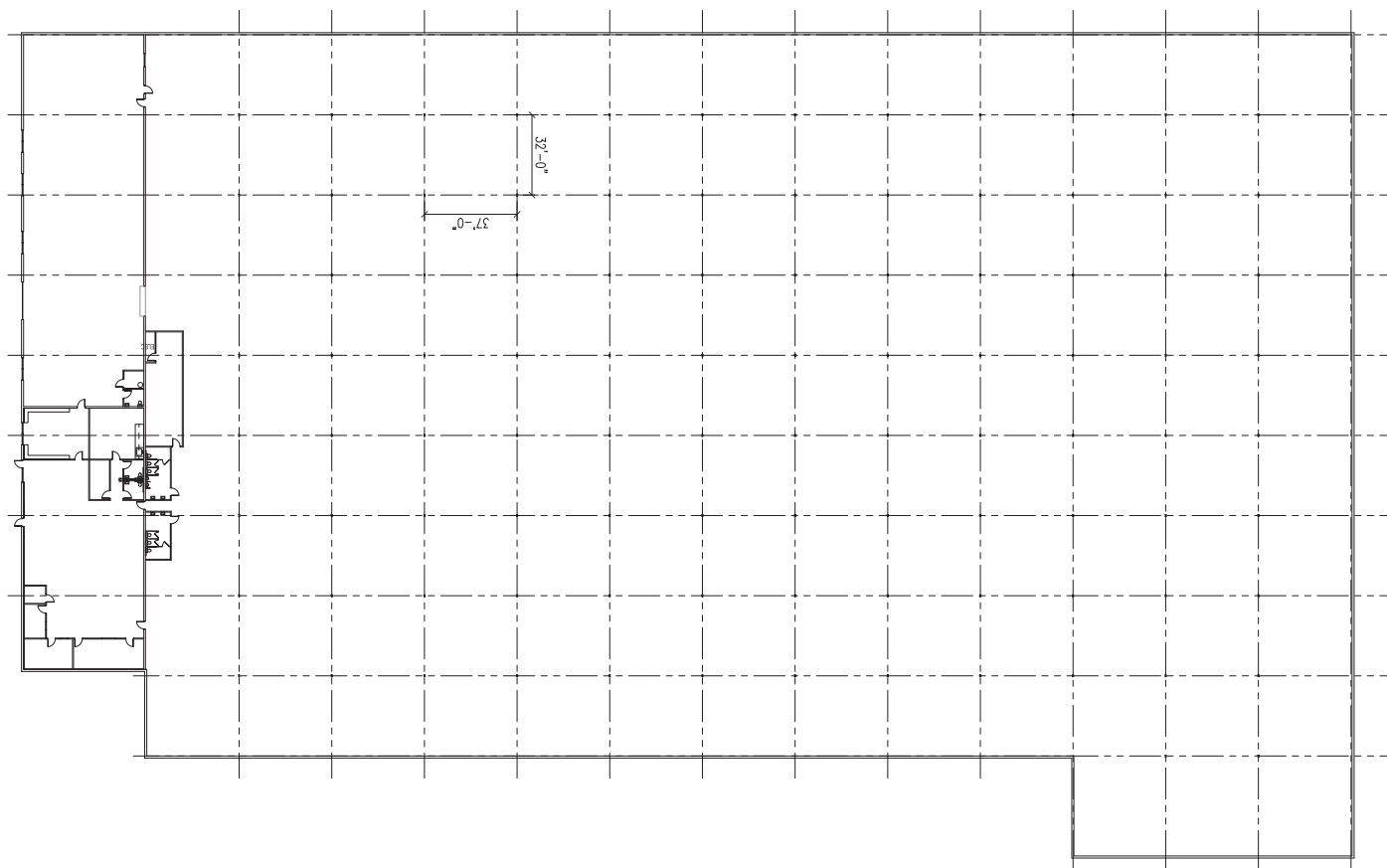
Building Size	157,032 RSF
Office	5,082 RSF
Additional Storage	7,263 RSF
Docks	20 Dock High Doors (16 Levelers)
Drive-Ins:	(2) - 8' x 11' Ramped Drive-In Door (1) - 14' x 16' Grade Level Oversized Door
Clear Height	22'
Column Spacing	37' W x 32' D
Sprinklers	Wet
Power	800 Amps / 3 Phase
Security	Fenced and Gated Truck Courts and Employee Parking

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5,082 RSF
Office



157,032 RSF
Building Size

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