



# Conley Fleet & Logistics Hub For Lease

2704 Bouldercrest Rd | Atlanta, GA 30316

 **ONPACE**<sup>®</sup>

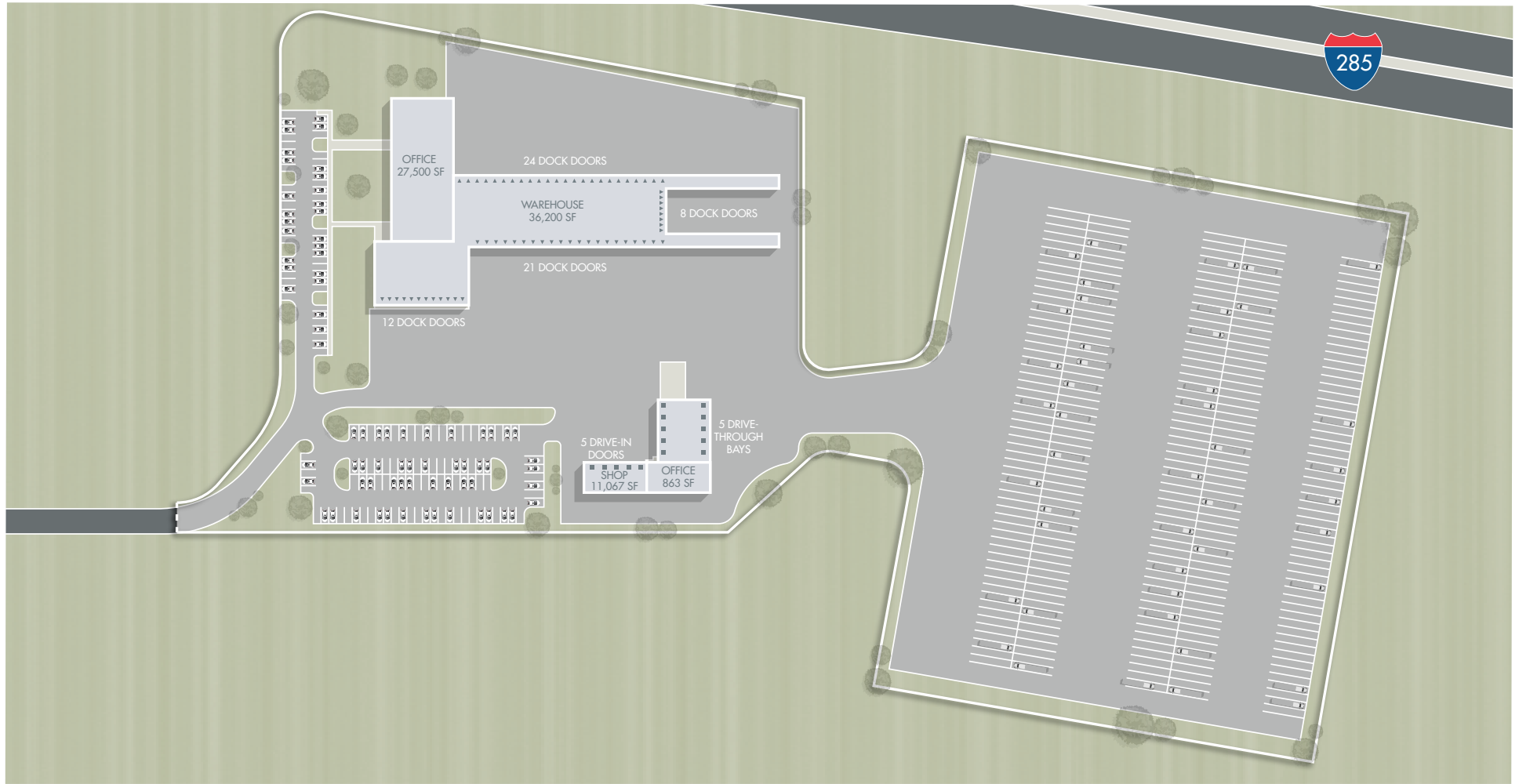
**REALTERM**

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# Property Highlights



ACRES:  
± 29

TOTAL:  
75,630 SF

WAREHOUSE: 36,200 SF  
OFFICE: 28,363 SF  
SHOP: 11,067 SF

DOOR COUNT:  
65 DH / 15 DI

SURFACE:  
PAVED

SITE  
IMPROVEMENTS:  
FENCED, GATED, AND LIT

# Site Layout - Demising Options



## Maintenance Shop and Outdoor Storage

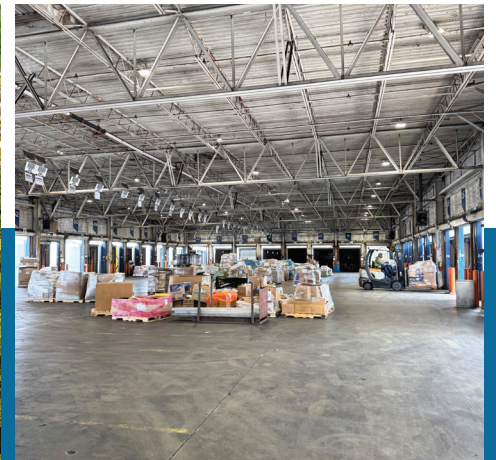
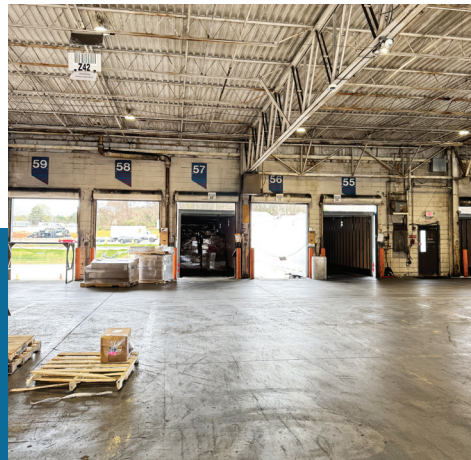
- > **Site:** 11,930 SF on ± 12 usable acres
- > **Shop:** 11,067 SF
- > **Office:** 863 SF
- > **Surface:** Paved
- > **Door Count:** 5 Drive-Through Bays and 5 Drive-In Bays



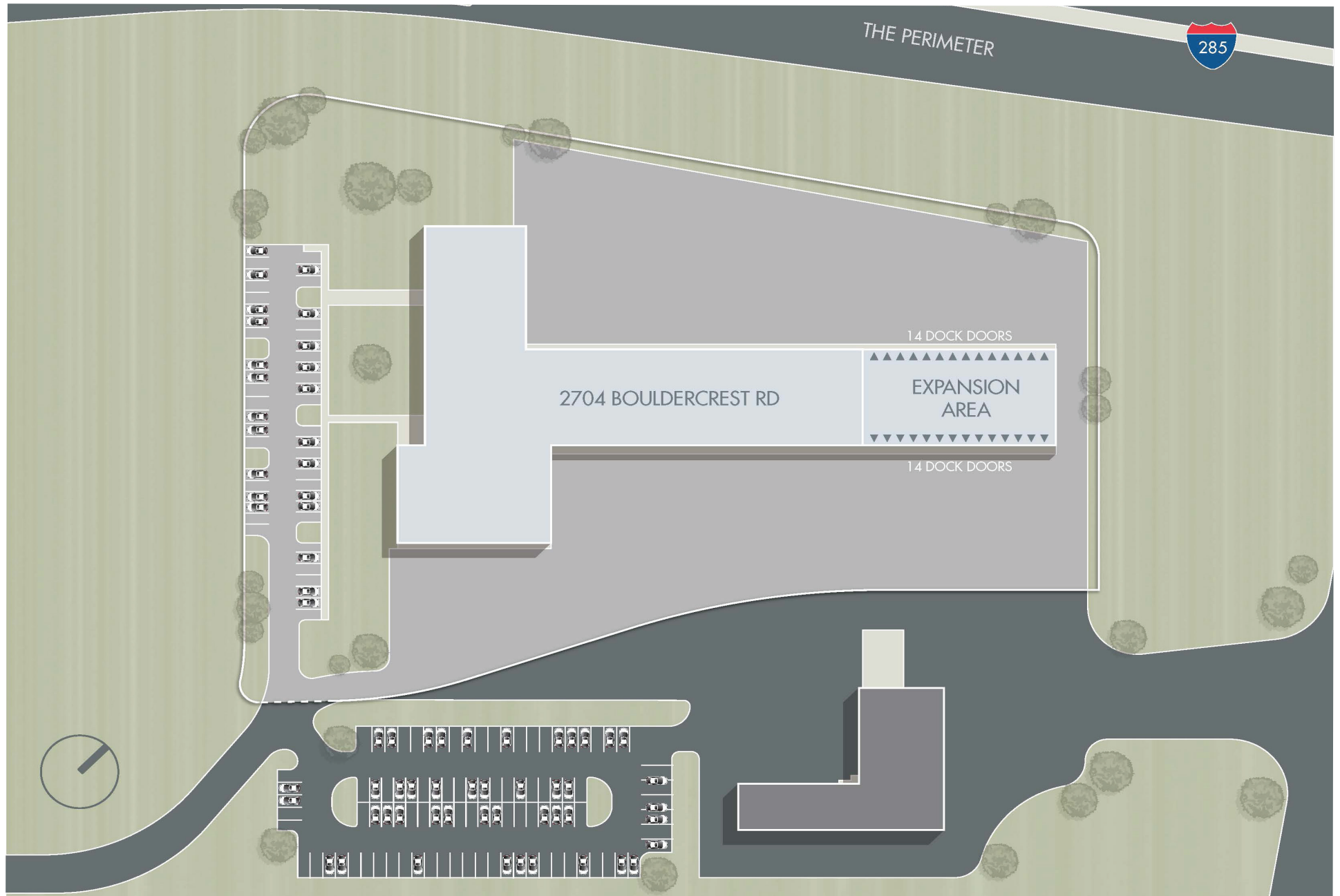
## Terminal Only

- > **Site:** 63,700 SF on ± 7 usable acres
- > **Warehouse:** 36,200 SF
- > **Office:** 27,500 SF
- > **Surface:** Paved
- > **Door Count:** 65 Dock Doors, not including 28 canopy extension dock positions

# Property Pictures



# Optional Expansion Plan

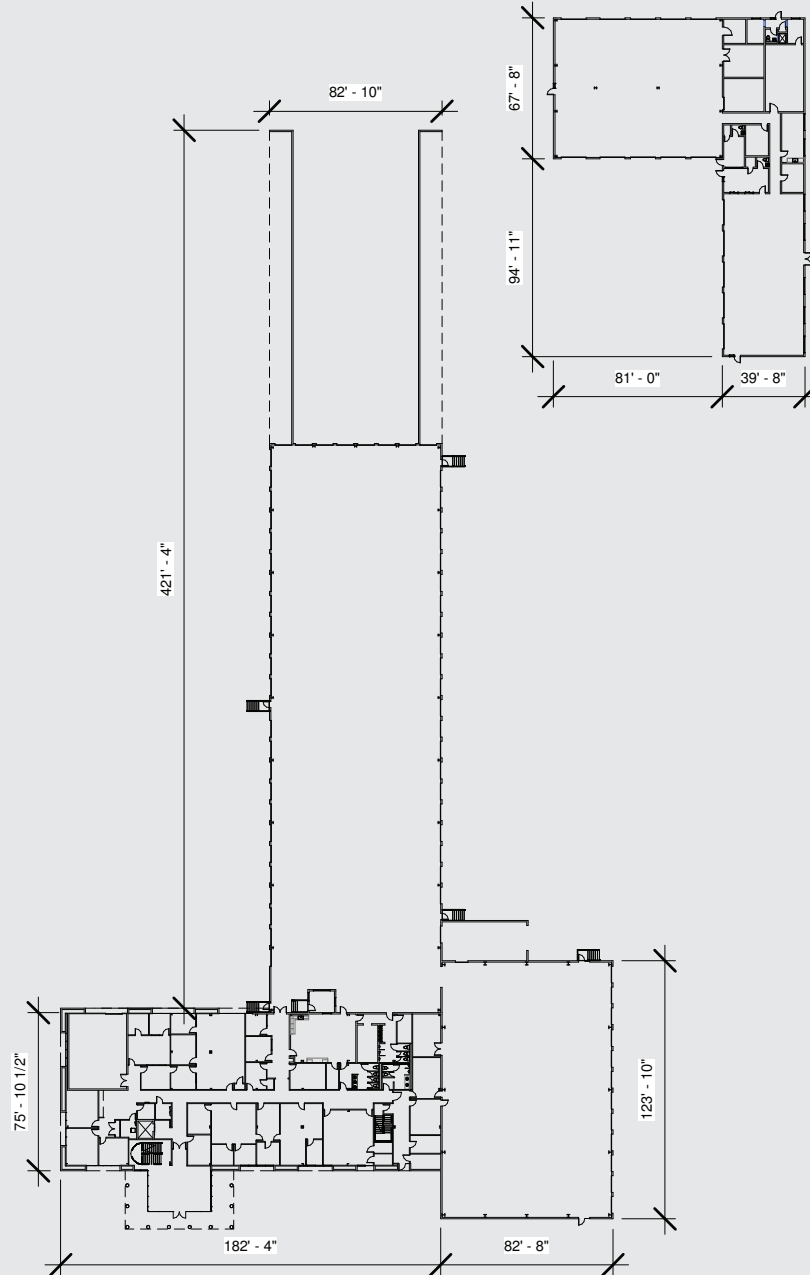
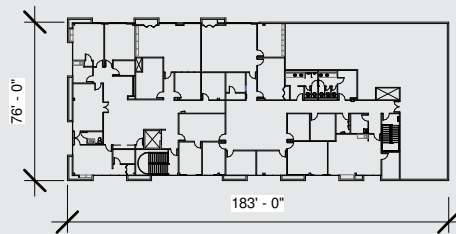


# As-Built Floor Plans

*28,363 SF OFFICE*  
*47,267 SF WAREHOUSE*

*75,630 SF TOTAL*

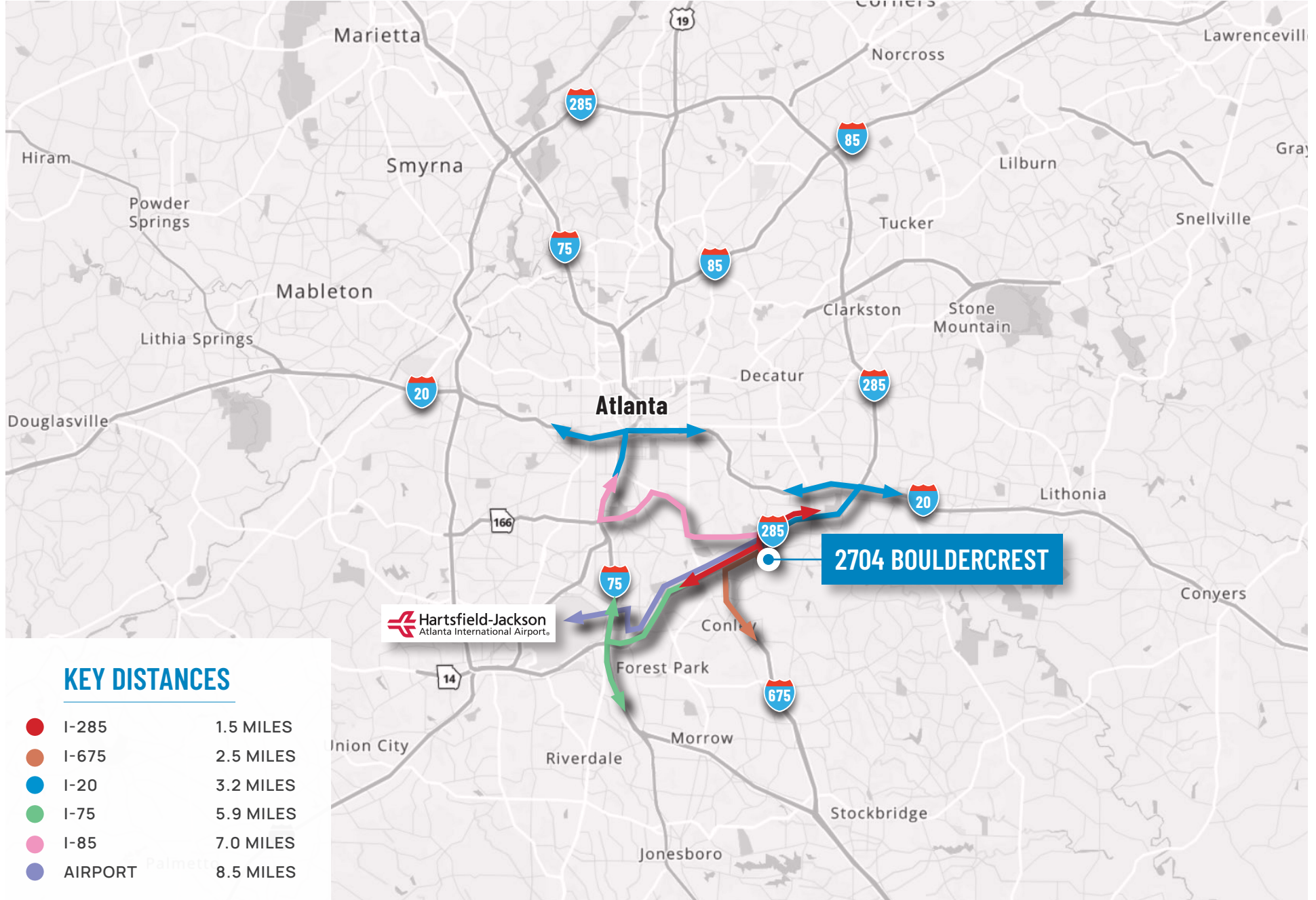
## **SECOND FLOOR**



# Logistics Hub of the South



# Location and Proximity





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