



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

53,558 SF

3027-3043 Commerce Way
Atlanta, GA 30354

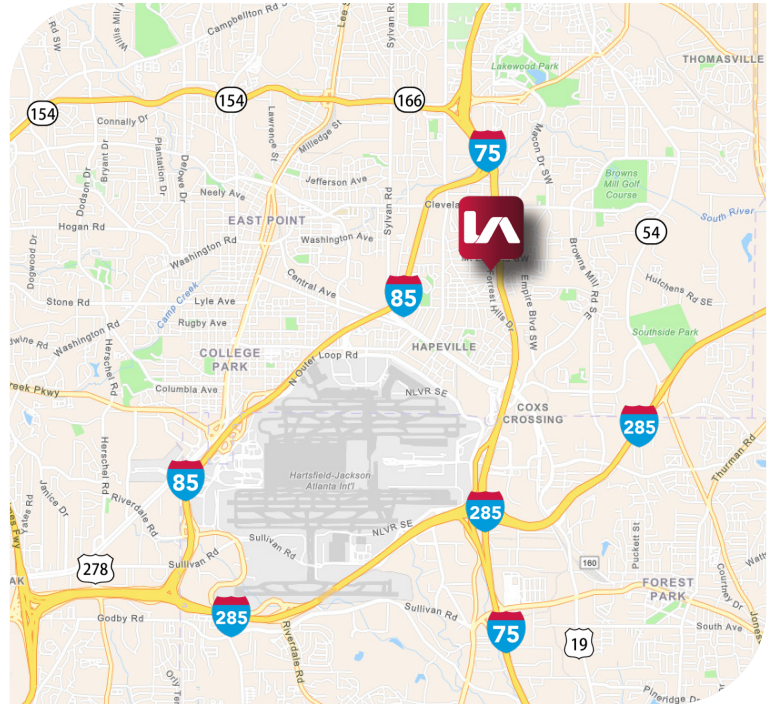


PROPERTY OVERVIEW

| | |
|-----------------|-------------------------------------|
| TOTAL BLDG. SF: | 71,492 SF |
| CLEAR HEIGHT: | 22' |
| CONFIGURATION: | Rear load |
| LIGHTING: | LED |
| COLUMN SPACING: | 48'3" x 45'5" |
| TAX INCENTIVES: | Tier 3 (\$1,250 tax credit per job) |
| TRAFFIC COUNT: | 178,000 VPD on I-75 |

KEY DISTANCES

| | |
|------------------------------|-----------|
| I-75 | 0.8 miles |
| I-85 | 1.5 miles |
| United States Postal Service | 2.1 miles |
| Porsche | 2.5 miles |
| Hartsfield-Jackson Airport | 5.5 miles |
| Downtown Atlanta | 5.9 miles |



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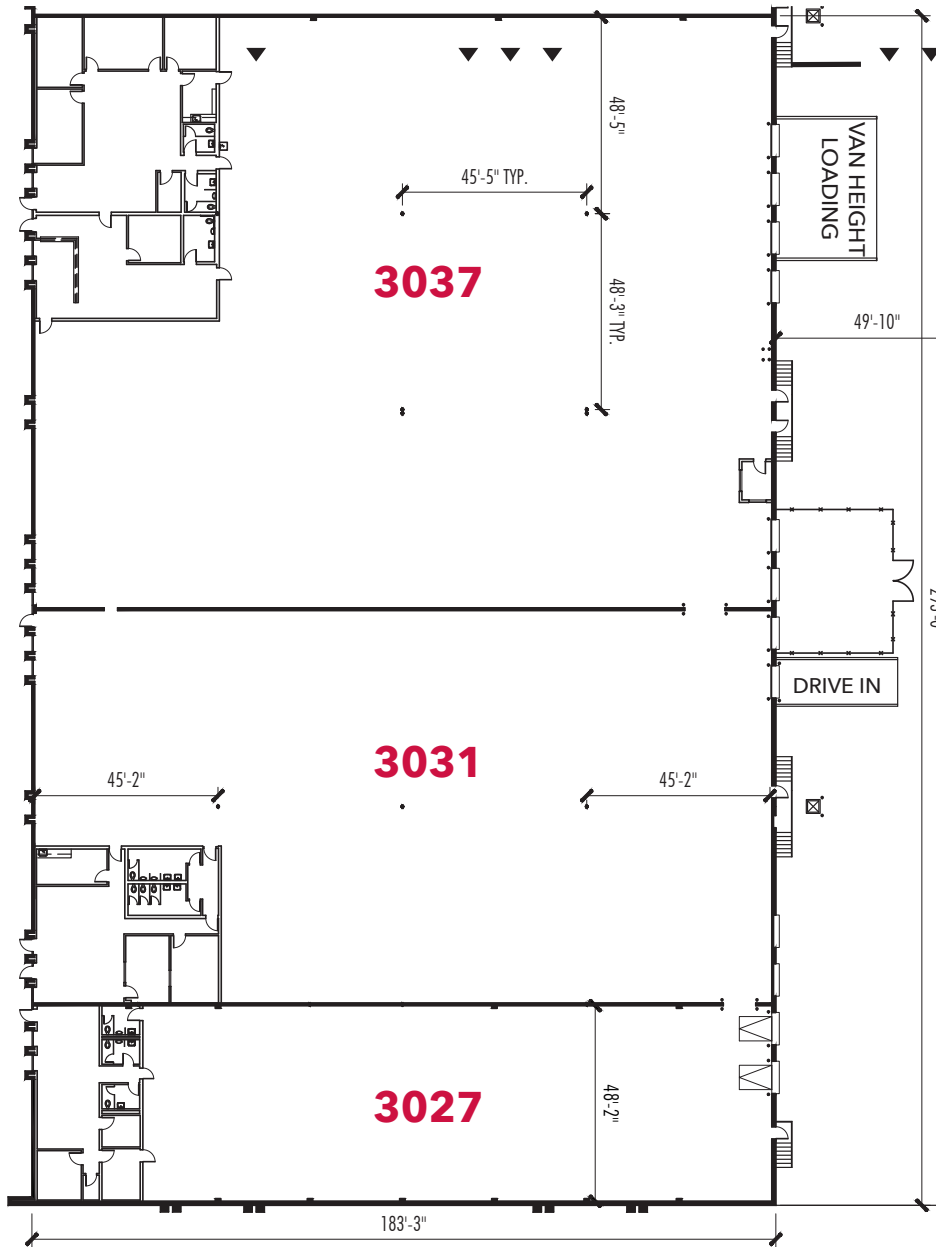
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SUITE 3027 - 3037



▼ : DOCK HIGH DOOR

SUITE SF: 53,558 SF

OFFICE SF: 6,664 SF

DOCK HIGH DOORS: 6 (2 levelers)
3 van height

DRIVE-IN DOORS: 1

ELECTRICAL: 1,000 AMPS,
240V, 3 PH

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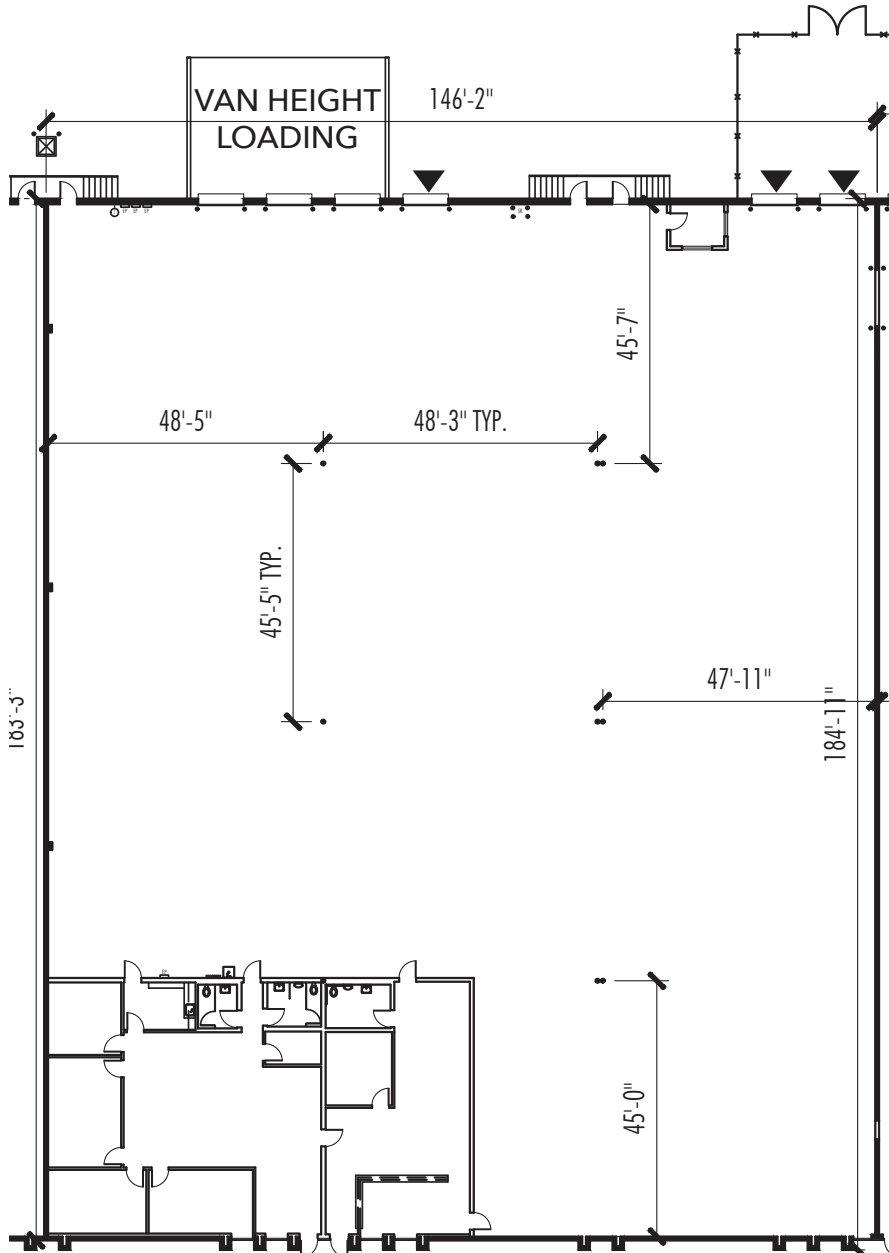
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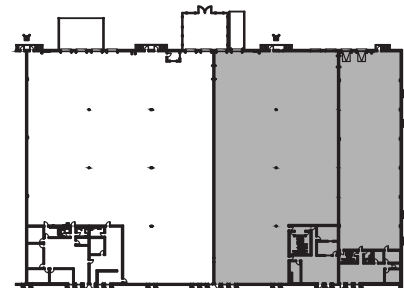
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Atlanta, GA 30354

SUITE 3037



Scan for Suite
3037 Matterport

| | |
|------------------|-----------------------------|
| SUITE SF: | 26,785 SF |
| OFFICE SF: | 3,488 SF |
| DOCK HIGH DOORS: | 3 van height 3 dock high |
| DRIVE-IN DOORS: | 0 |
| ELECTRICAL: | 400 AMPS, 240V, 3PH |



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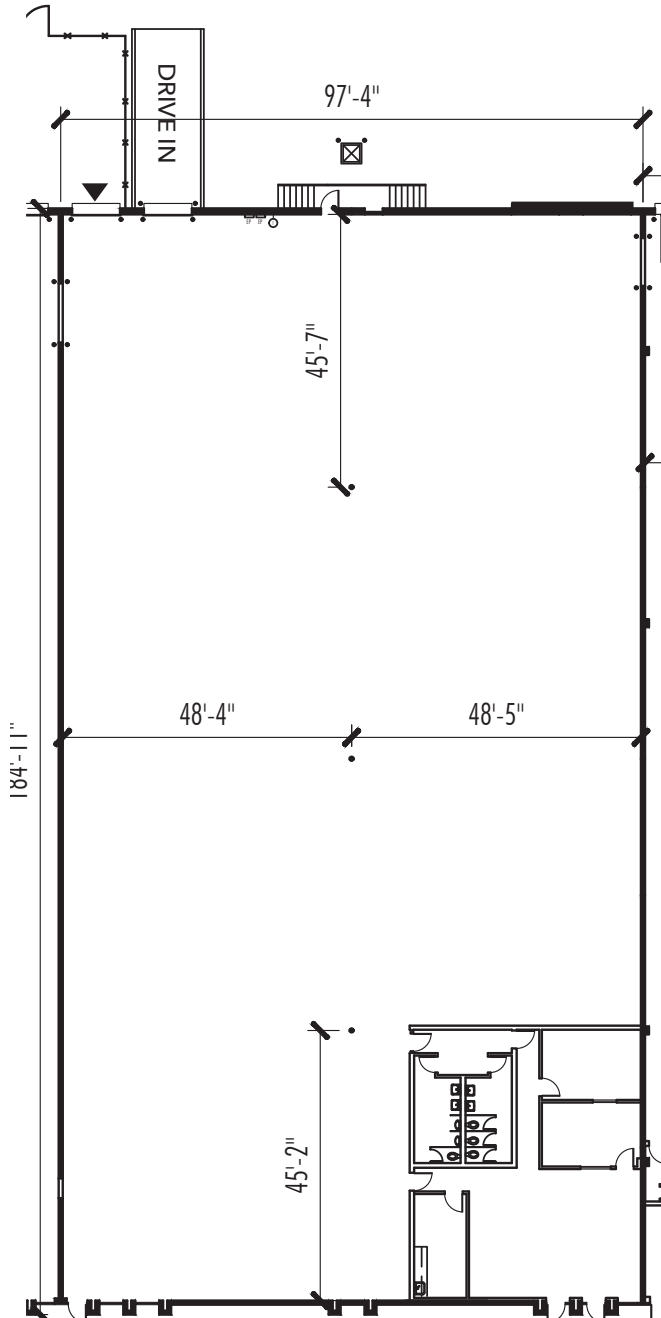
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SUITE 3031



*Scan for Suite
3031 Matterport*

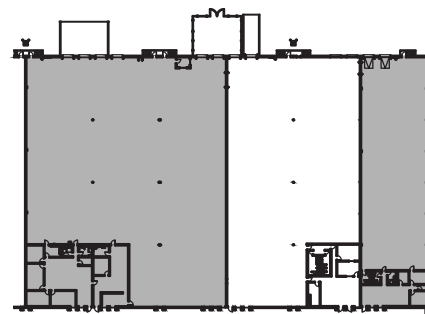
SUITE SF: 17,836 SF

OFFICE SF: 1,818 SF

DOCK HIGH
DOORS: 3

DRIVE-IN
DOORS: 1

ELECTRICAL: 400 AMPS, 240V,
3PH



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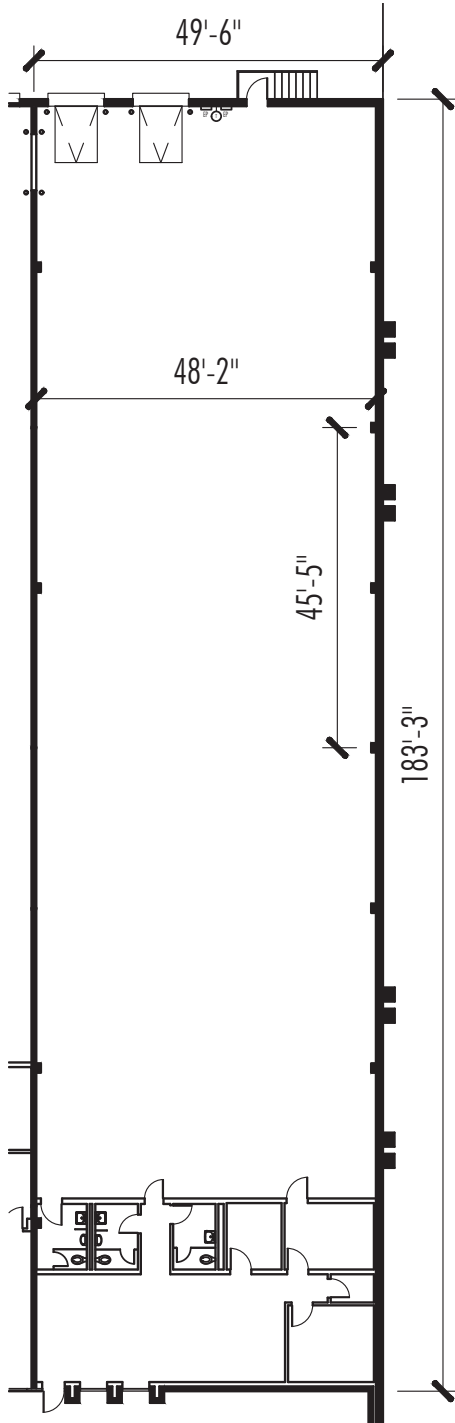
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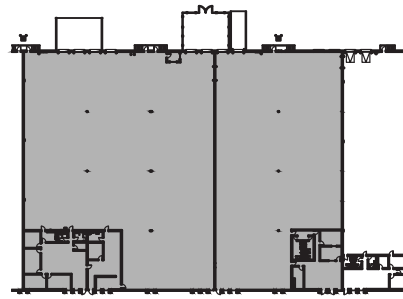
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SUITE 3027



*Scan for Suite
3027 Matterport*

| | |
|------------------|----------------------|
| SUITE SF: | 8,937 SF |
| OFFICE SF: | 1,358 SF |
| DOCK HIGH DOORS: | 2 with levelers |
| DRIVE-IN DOORS: | 0 |
| ELECTRICAL: | 200 AMPS, 240V, 3 PH |



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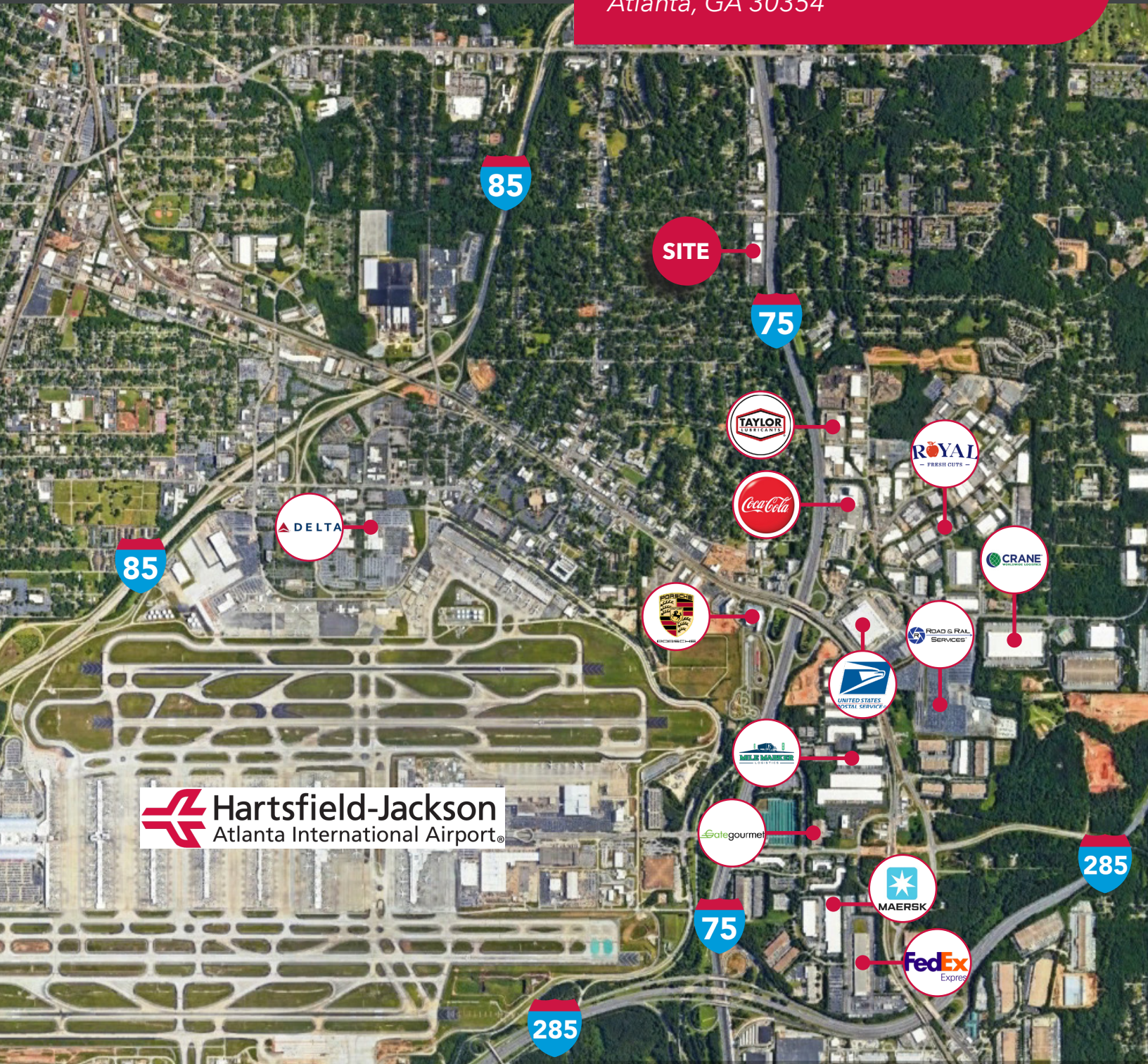


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