

3475 International Park Drive SE

Atlanta, GA 30316

FOR SUBLEASE

AVAILABLE FOR SUBLEASE

64,914 SF - 258,794 SF | Distribution and Warehousing Facility | South Atlanta





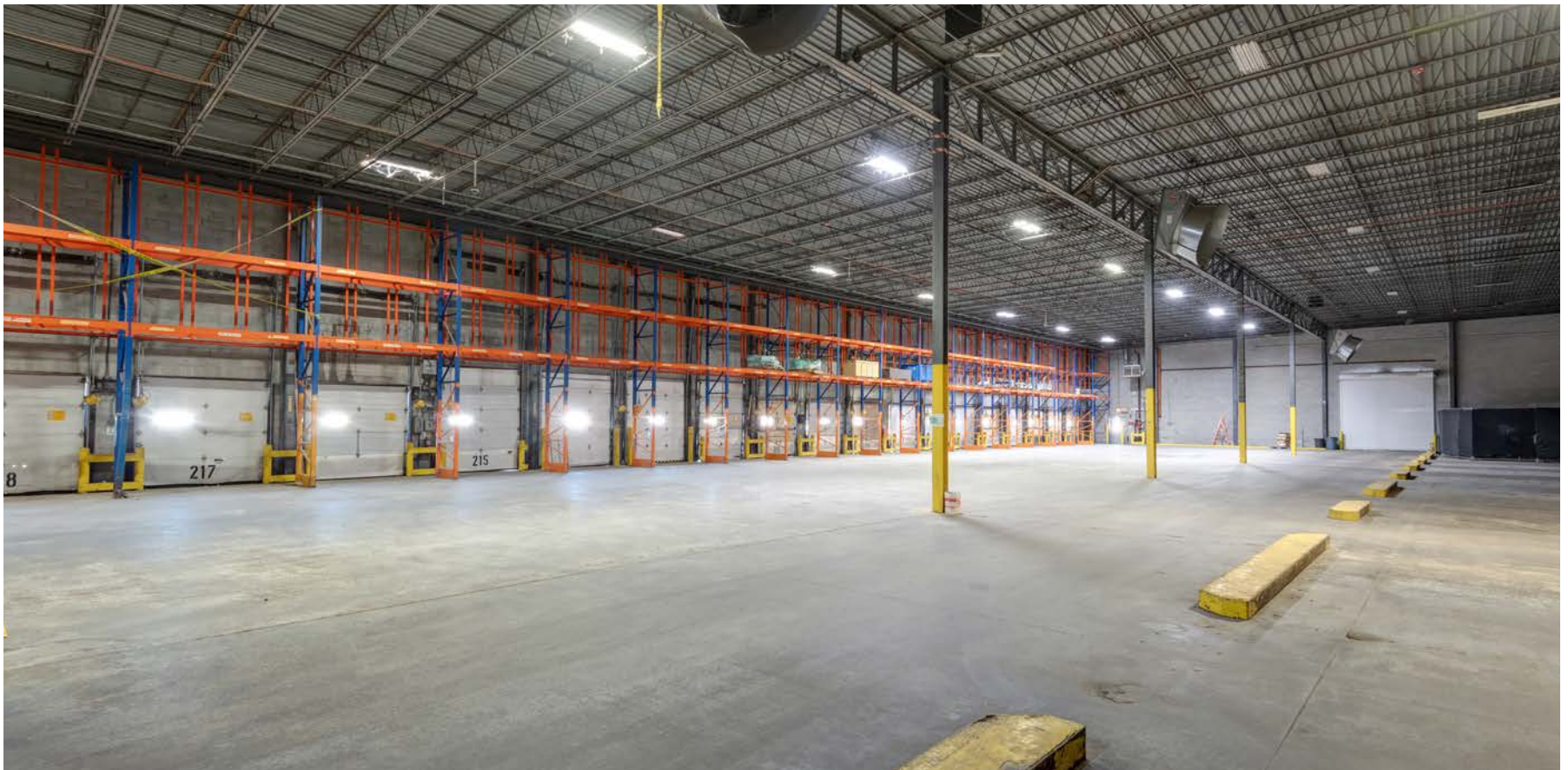
3475 International Park Drive SE

ATLANTA, GEORGIA 30316



Stream Realty Partners is pleased to present the opportunity to sublease up to 258,794 SF of space at 3475 International Park Drive (the "Property"), an industrial facility located in South Atlanta.

This opportunity offers flexible size ranges within a fully secured campus and direct access to Atlanta's main interstates.

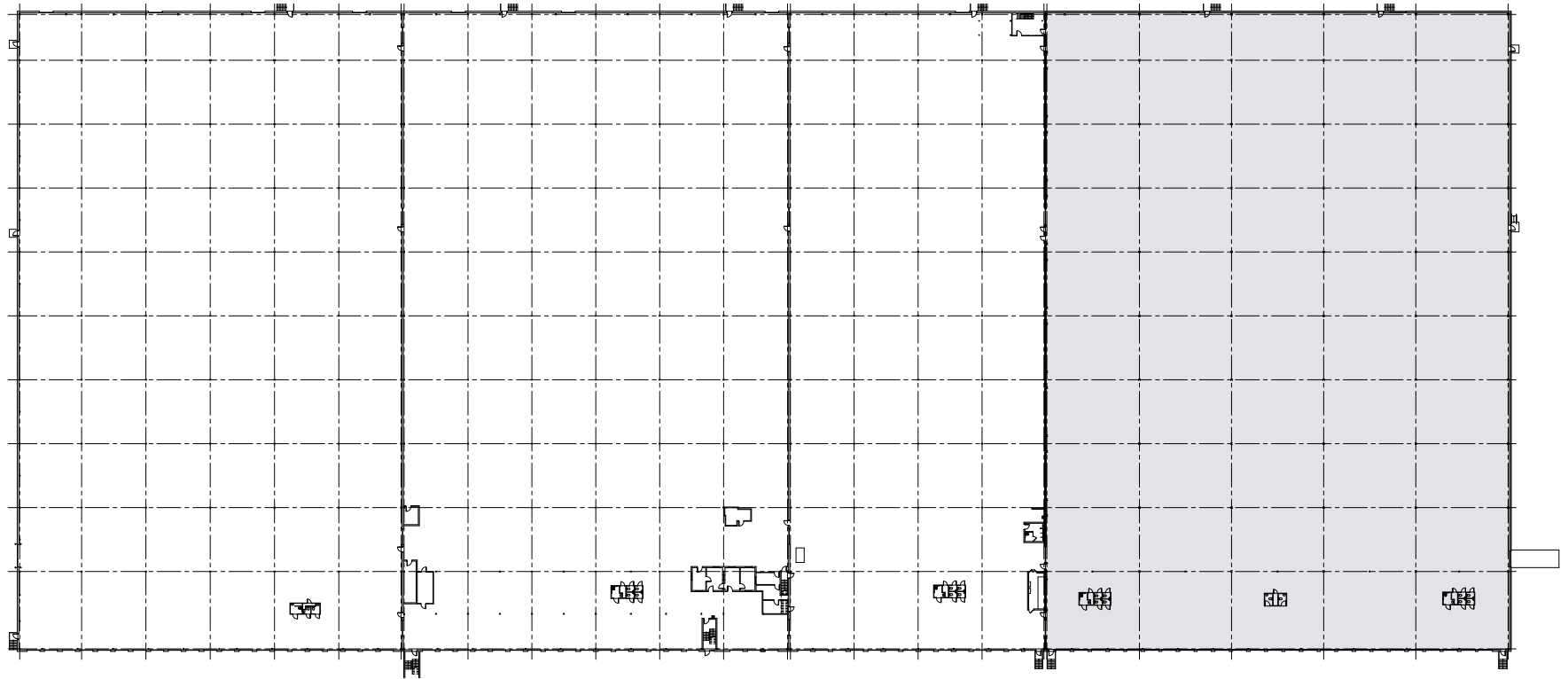




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■ FLOOR PLAN



Suite A

96,985 SF

Suite B

96,895 SF

Suite C

64,914 SF



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■ AVAILABILITY HIGHLIGHTS

	SUITE A	SUITE B	SUITE C	TOTAL
Size	96,985 SF	96,895 SF	64,914 SF	258,794 SF
Loading	20 Dock High Doors with Levelers	16 Dock High Doors with Levelers, 1 Grade Level Door	16 Dock High Doors with Levelers	52 Dock High Doors, 2 Drive In Doors
Clear Height	24' - 34'			
Sprinkler	Wet			
Power	1,200 Amps			
Parking	Ample Employee Parking			





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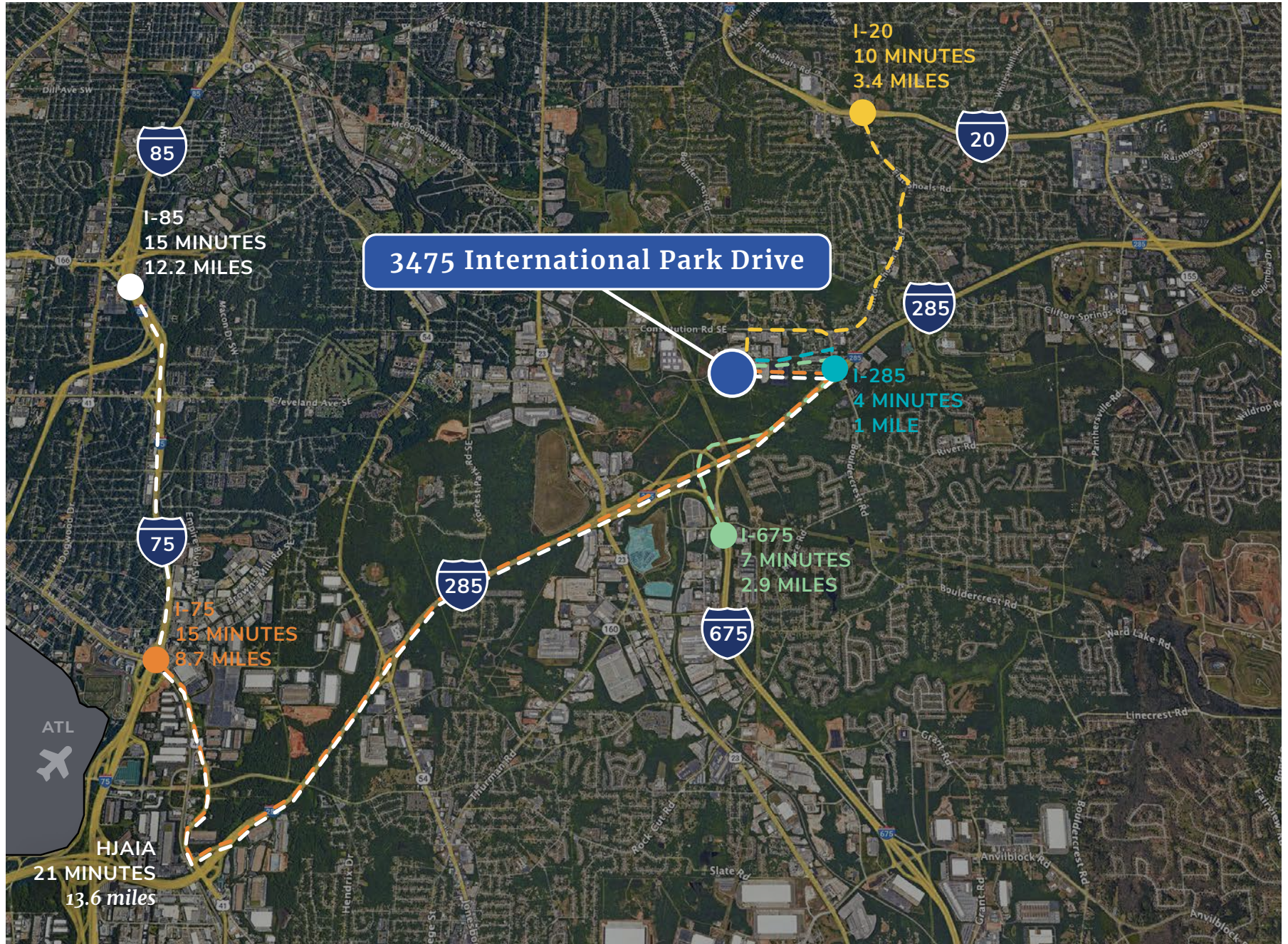
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Market Overview

ATLANTA & GEORGIA

Atlanta continues to function as the epicenter of the Southeast with a variety of factors that point to continued growth. In 2023, Atlanta officially surpassed Philadelphia as the 7th largest MSA in the country and has been in the top 5 MSAs in the country in population growth since 2015. Atlanta's economy has also exploded across several sectors with major investments across manufacturing, particularly with electric vehicles, technology companies relocating from the West Coast, and film production taking full advantage of tax incentives. Additionally, Atlanta has the logistical and transportation framework established to absorb this growth with the world's busiest airport, the expanding Port of Savannah, and a robust interstate system with Atlanta as the main intersection.



High State Credit Ratings

One of nine states with highest bond ratings from all three major credits rating agencies.



440 out of the Fortune 500

Companies have a physical presence in Georgia with 18 headquartered in the State.

Companies Headquartered in Atlanta



6.1M

Population Base in the Atlanta MSA

#1

State for Doing Business in 2020 By Site Selection (8th Year) & Area Development (7th Year) magazines

7TH

Largest MSA in the Country

5.7%

5-year population growth projection (double the national average)



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