



3075
South Park

ELLENWOOD, GEORGIA 30294



**ENTIRE
BUILDING**

AVAILABLE FOR LEASE

±235,000 SF

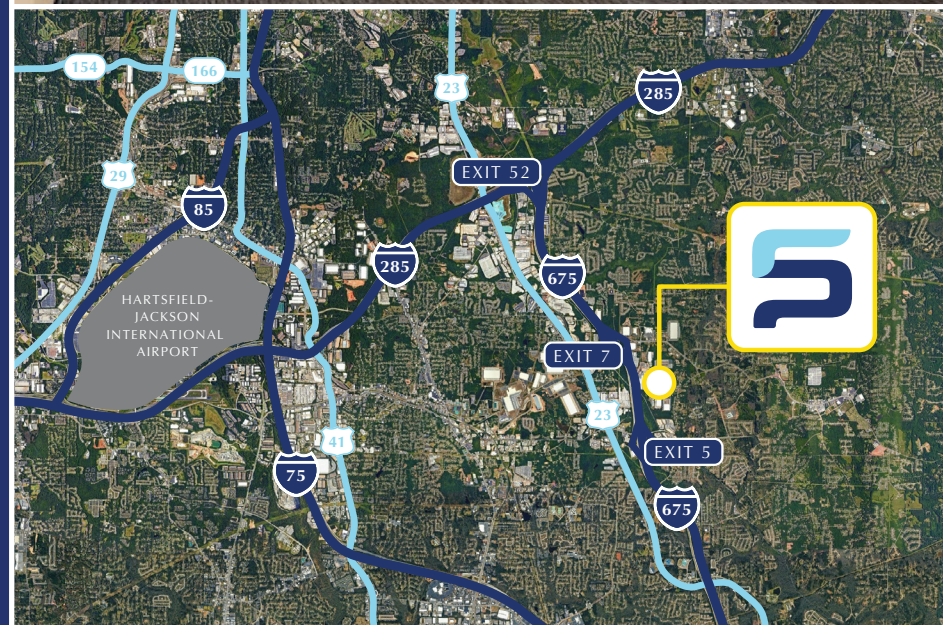




High-Capacity Distribution Center

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.

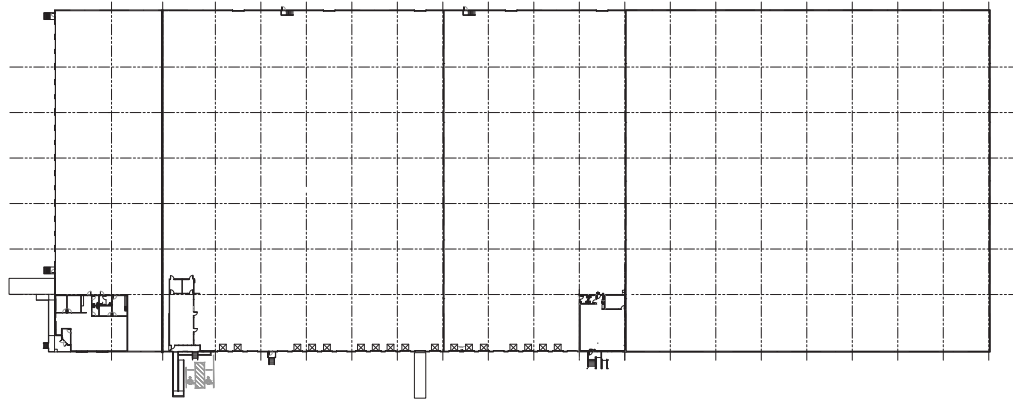


Suite 125

30,525 SF

Suite 110

48,000 SF



72,000 SF

Suite 115

84,000 SF

Suite 100



Entire Building

Available 234,525 SF

Office ±8,732 SF

Clear Height 30'

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

Loading Front- and side-load,
dock high

Dock Count 55

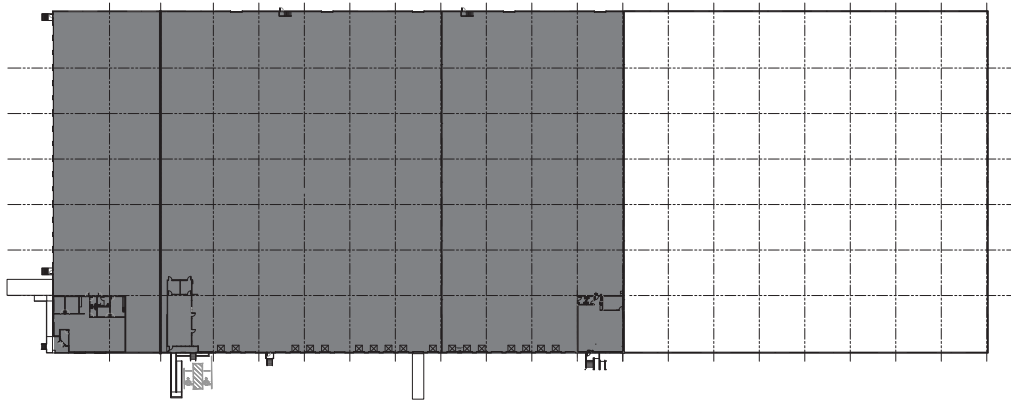
Drive-Ins 3

Year Built 1998

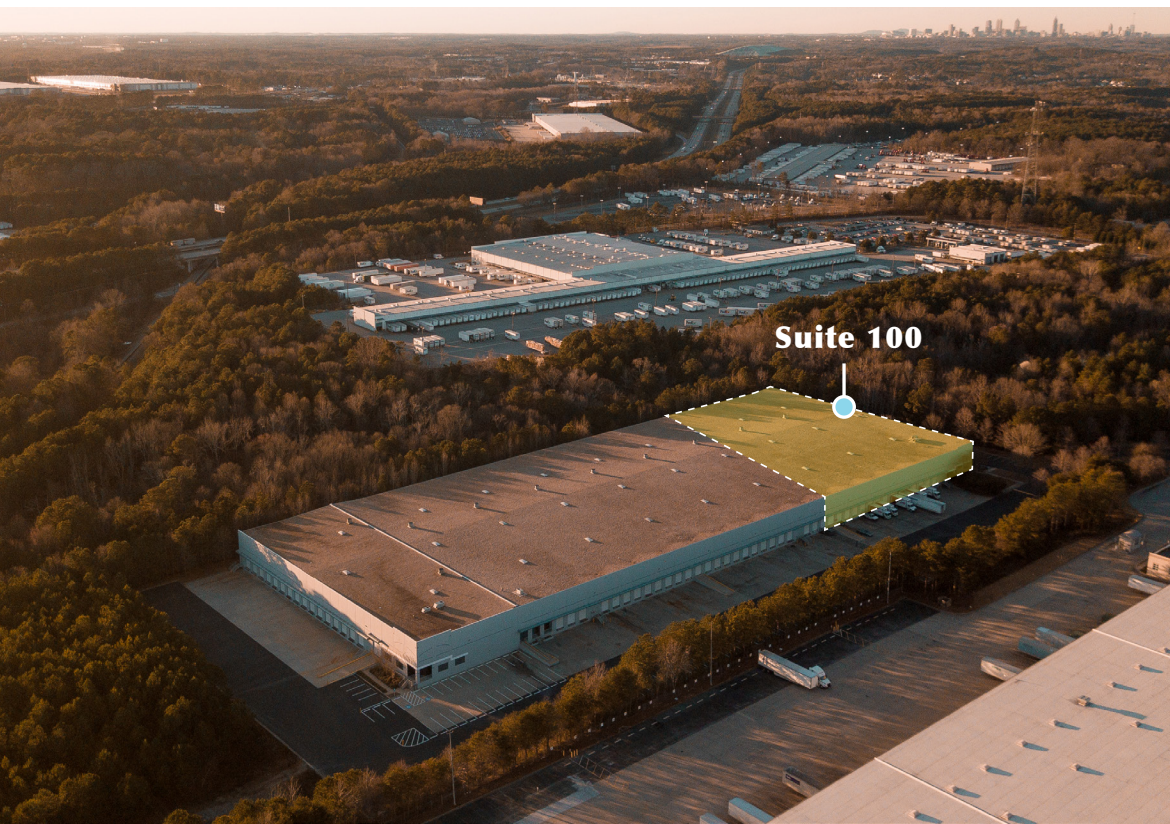
Sprinkler ESFR

Interstate Access

- 1 mile to I-675
- 4 miles to I-285
- 8 miles to I-75
- 15 miles to I-85
- 10 miles to ATL Airport



84,000 SF
Suite 100



Suite 100

Available 84,000 SF

Office ±1,600 SF

Clear Height 30'

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

Loading Front- and side-load,
dock high

Dock Count 15

Drive-Ins 1

Year Built 1998

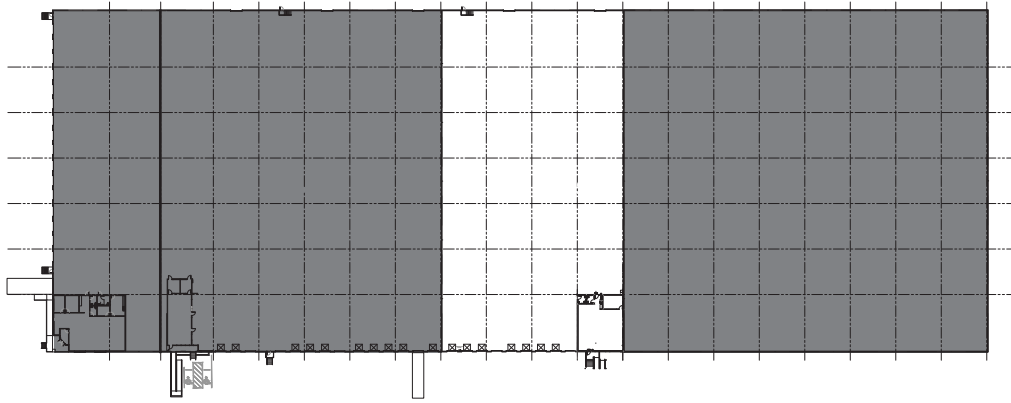
Sprinkler ESFR

Interstate Access

- 1 mile to I-675
- 4 miles to I-285
- 8 miles to I-75
- 15 miles to I-85
- 10 miles to ATL Airport

Suite 110

48,000 SF



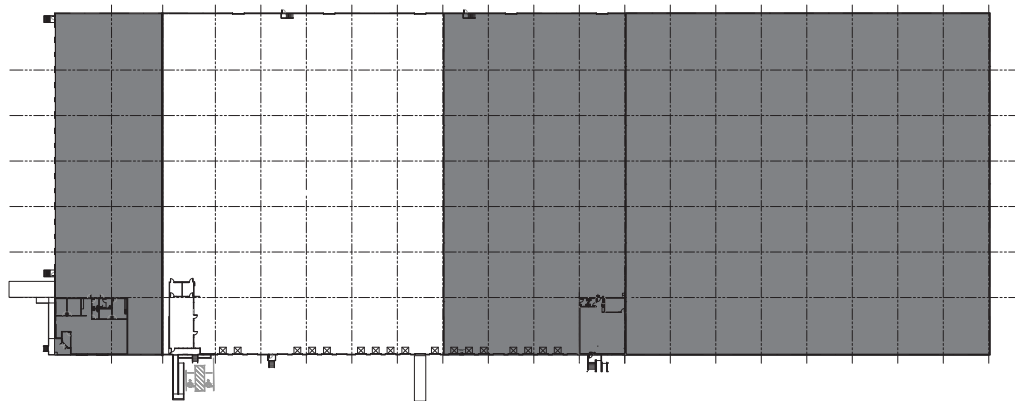
Suite 110

Suite 110

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

Interstate Access

- 1 mile to I-675
- 4 miles to I-285
- 8 miles to I-75
- 15 miles to I-85
- 10 miles to ATL Airport



72,000 SF

Suite 115



Suite 115

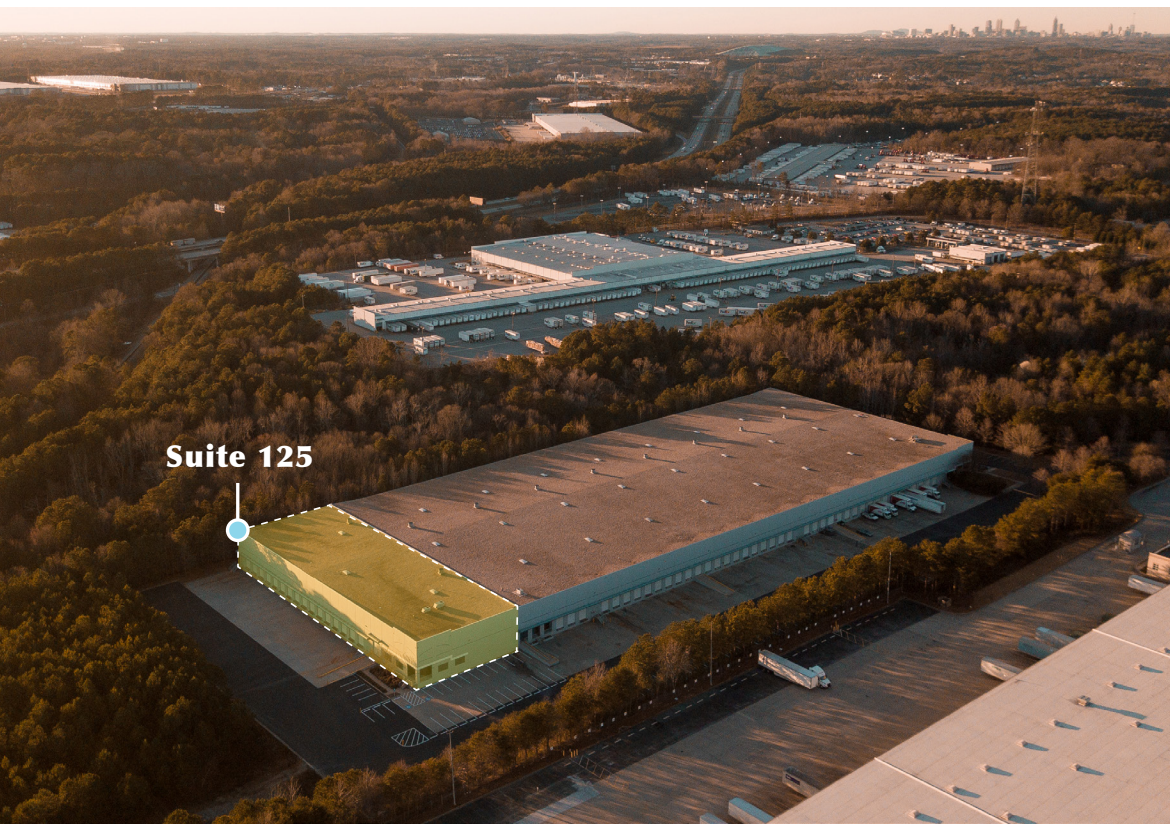
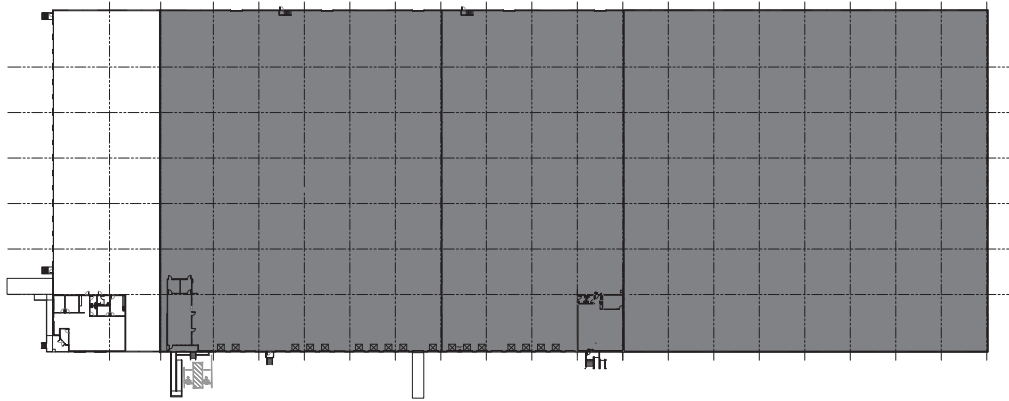
Available	72,000 SF
Office	1,904 SF
Clear Height	30'
Column Spacing	40'-0" x 40'-0" with 50' loading bays
Loading	Front-load, dock high
Dock Count	13
Drive-Ins	1
Year Built	1998
Sprinkler	ESFR

Interstate Access

- 1 mile to I-675
- 4 miles to I-285
- 8 miles to I-75
- 15 miles to I-85
- 10 miles to ATL Airport

Suite 125

30,525 SF



Suite 125

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

- 1 mile to I-675
- 4 miles to I-285
- 8 miles to I-75
- 15 miles to I-85
- 10 miles to ATL Airport



3075 South Park

ELLENWOOD, GEORGIA 30294



BRAD BAYS, SIOR

Managing Director

brad.bays@streamrealty.com

404.579.7761

STEVE DEVINNEY

Senior Vice President

steve.devinney@streamrealty.com

404.915.2946

HENRY EDWARDS

Associate

henry.edwards@streamrealty.com

904.316.2445

