

**FOR SUBLEASE**  
**364,200 SF**



**1970 MAPLE AVENUE**

**ATLANTA, GA 30336**

1970 Maple Avenue, Atlanta, GA 30336

# PROPERTY HIGHLIGHTS

1970 Maple Avenue is ideally situated just 1 mile from Fulton Industrial Boulevard. The single-tenant building was constructed in 2021 and is one of five buildings in the 1.9MSF West Fulton Commerce Park. The Property is being offered for sublease through October 2026.

Building Size:	364.226
Space Available:	364.226
Building Dimensions:	1,050' w x 350' d
Office Area:	TBD
Clear Height:	36'
Building Configuration:	Cross Dock
Dock Doors:	115
Drive In Doors:	3 (12' x 14')
Column Spacing:	54'w x 46'd
Auto Parking:	189
Trailer Parking:	101
Sprinkler:	ESFR
2023 Expenses:	\$0.58 psf
CAM	\$0.29 psf
Property Taxes *	\$0.22 psf
Property Insurance	\$0.07 psf

\*10-year property tax  
abatement in place

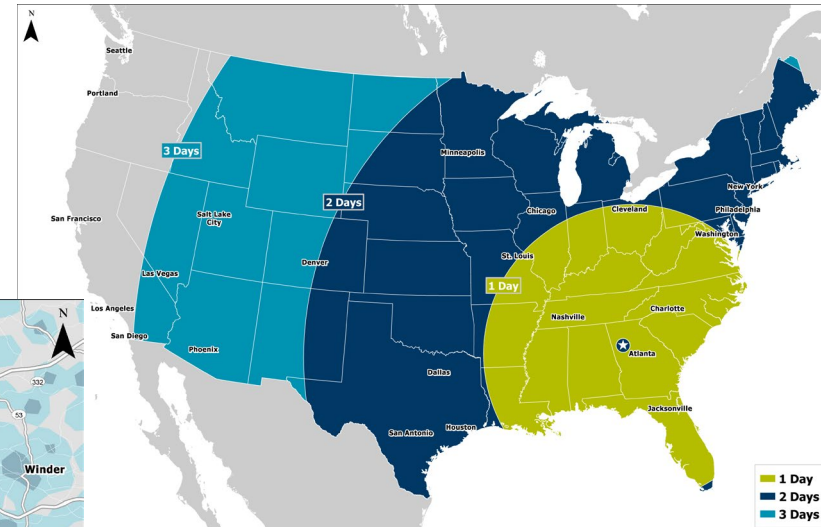
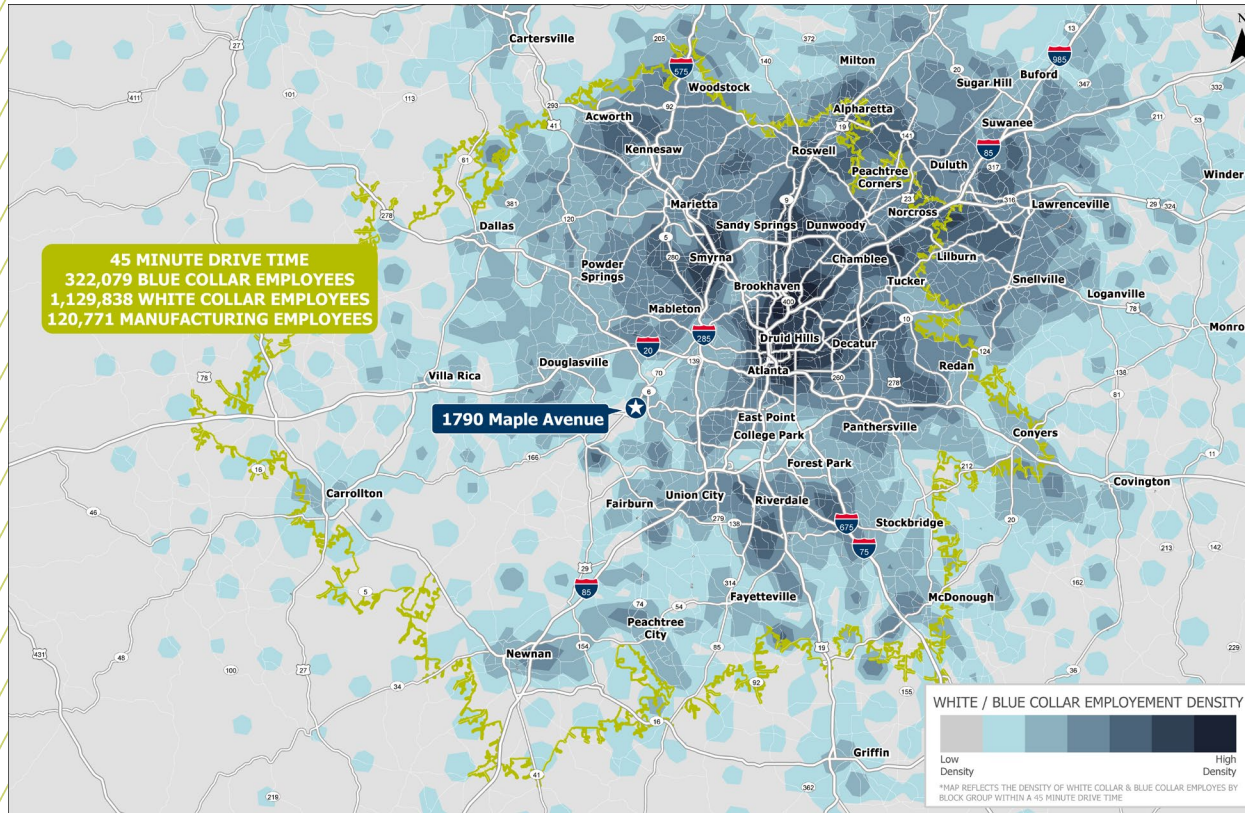
**BELOW MARKET FEE  
TO BE PAID**





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# A DRIVING WORKFORCE



**West Fulton Commerce Park received a “bond for title” property tax abatement from the Development Authority of Fulton County. Under this program, the property taxes are abated over 10 years, resulting in operating expense savings for future tenants**



3,291,451  
**POPULATION**  
Within 45 minute radii



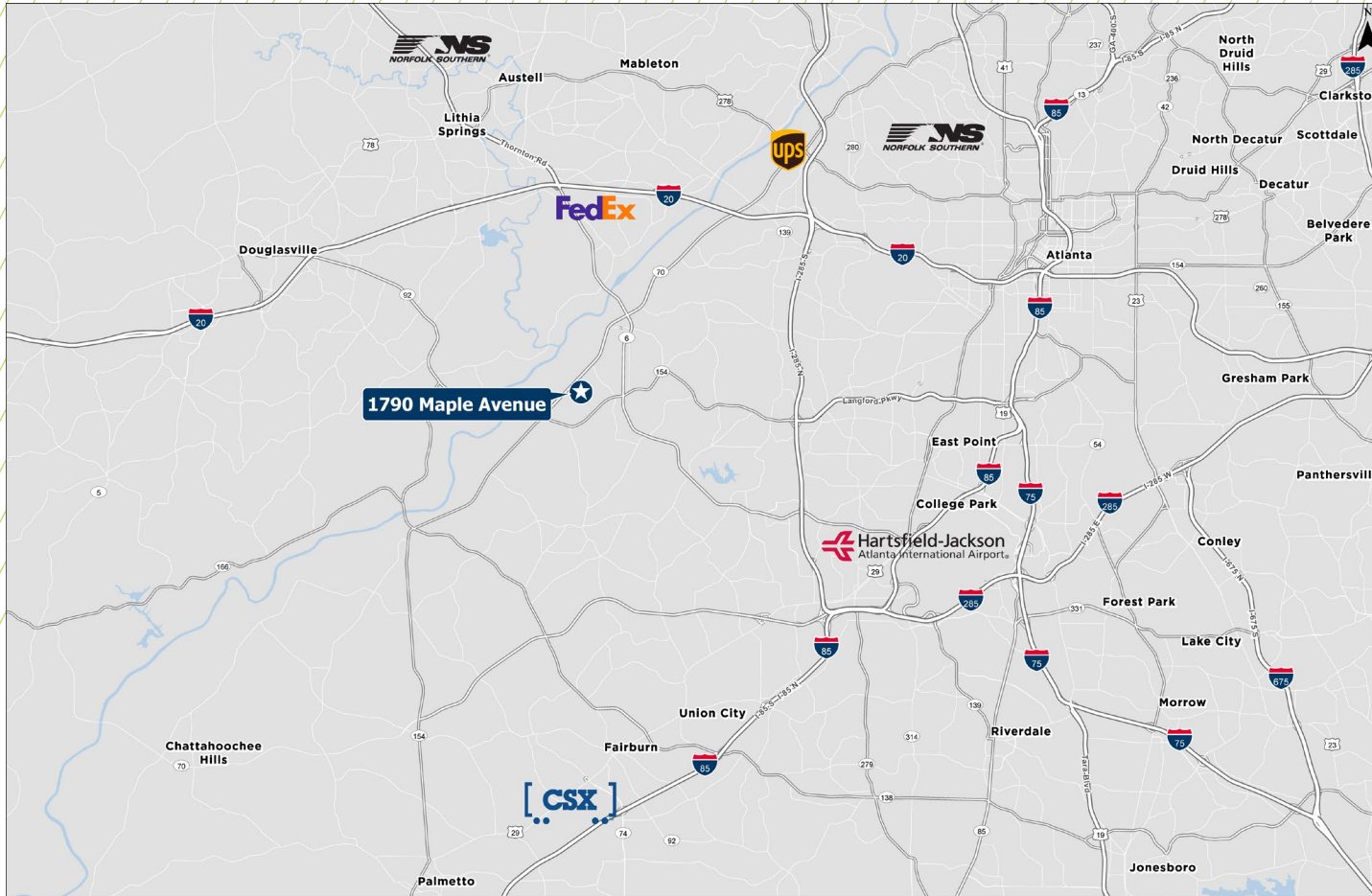
\$77,230  
**MED. HOUSEHOLD INCOME**  
Within 45 minute radii



\$307,855  
**MED. HOME VALUE**  
Within 45 minute radii



36.4  
**MED. AGE**  
Within 45 minute radii



**1 MILE**

TO Fulton Industrial Blvd

**5.8 MILES**

TO I-20 West via FIB

**8.5 MILES**

TO I-285 via FIB

**13.4 MILES**

TO I-85 South

**16.8 MILES**

TO I-75 South

**11.8 MILES**

TO Whitaker Yard Intermodal  
(Norfolk Southern)

**14 MILES**

TO Inman Yard Intermodal  
(Norfolk Southern)

**13.6 MILES**

TO Fairburn Yard Intermodal  
(CSX)

**6 MILES**

TO Fed Ex Groundhub

**9.4 MILES**

TO UPS Smart Hub

# CONTACT INFORMATION

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