

FOR SUBLEASE
364,200 SF



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

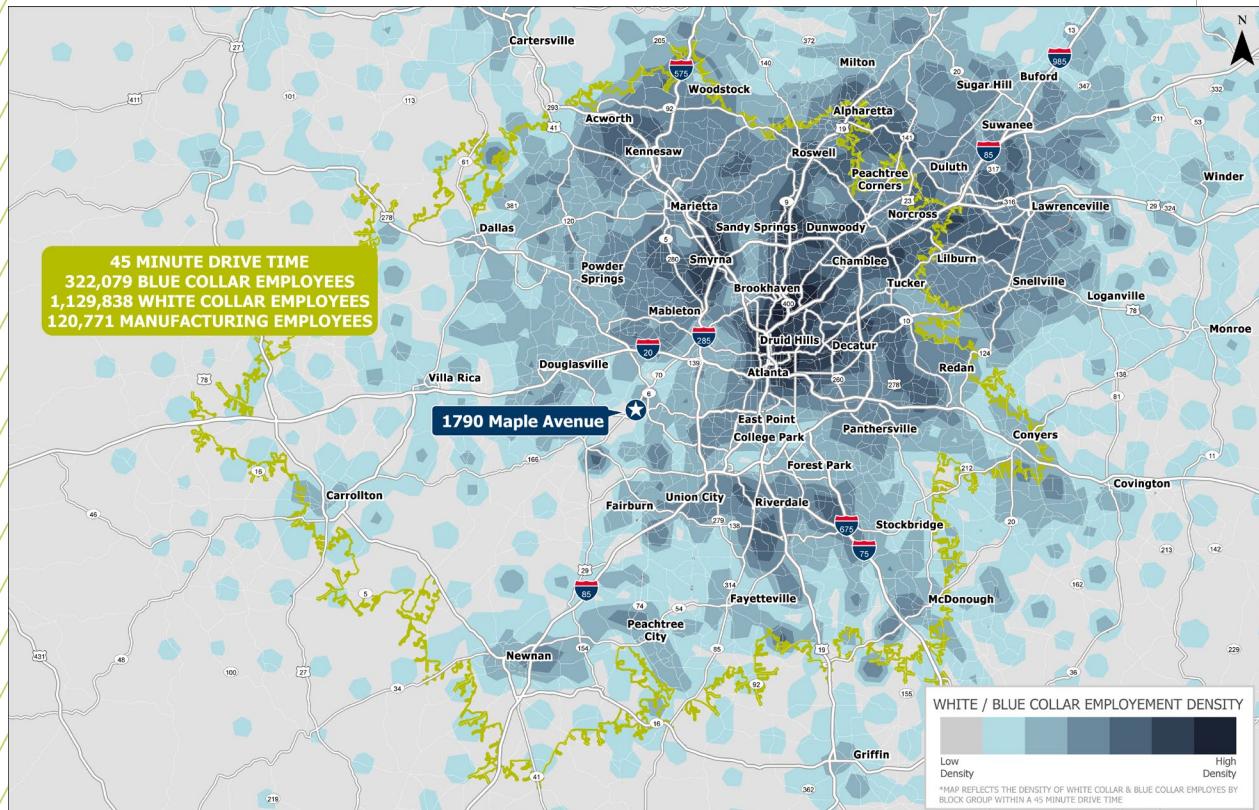
Property Insurance \$0.07 psf

*10-year property tax
abatement in place

**BELOW MARKET FEE
TO BE PAID**



A DRIVING WORKFORCE



3,291,451
POPULATION
Within 45 minute radii



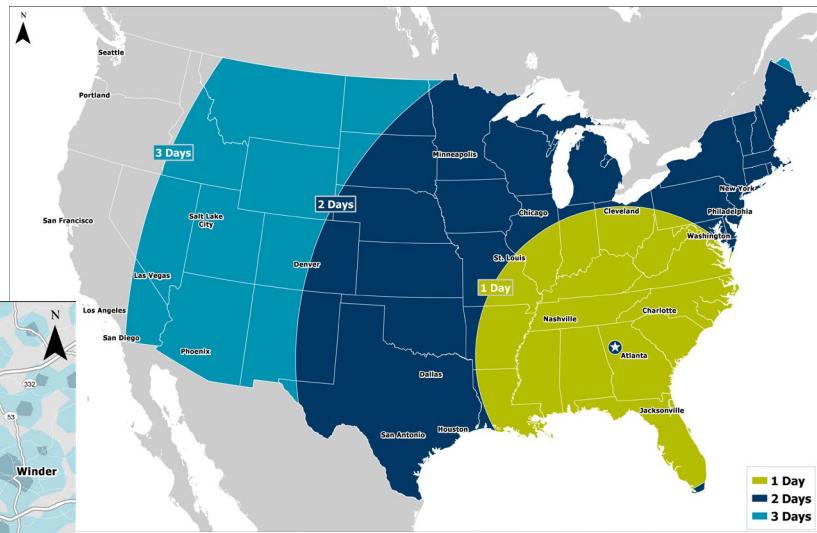
\$77,230
**MED. HOUSEHOLD
 INCOME**
Within 45 minute radii



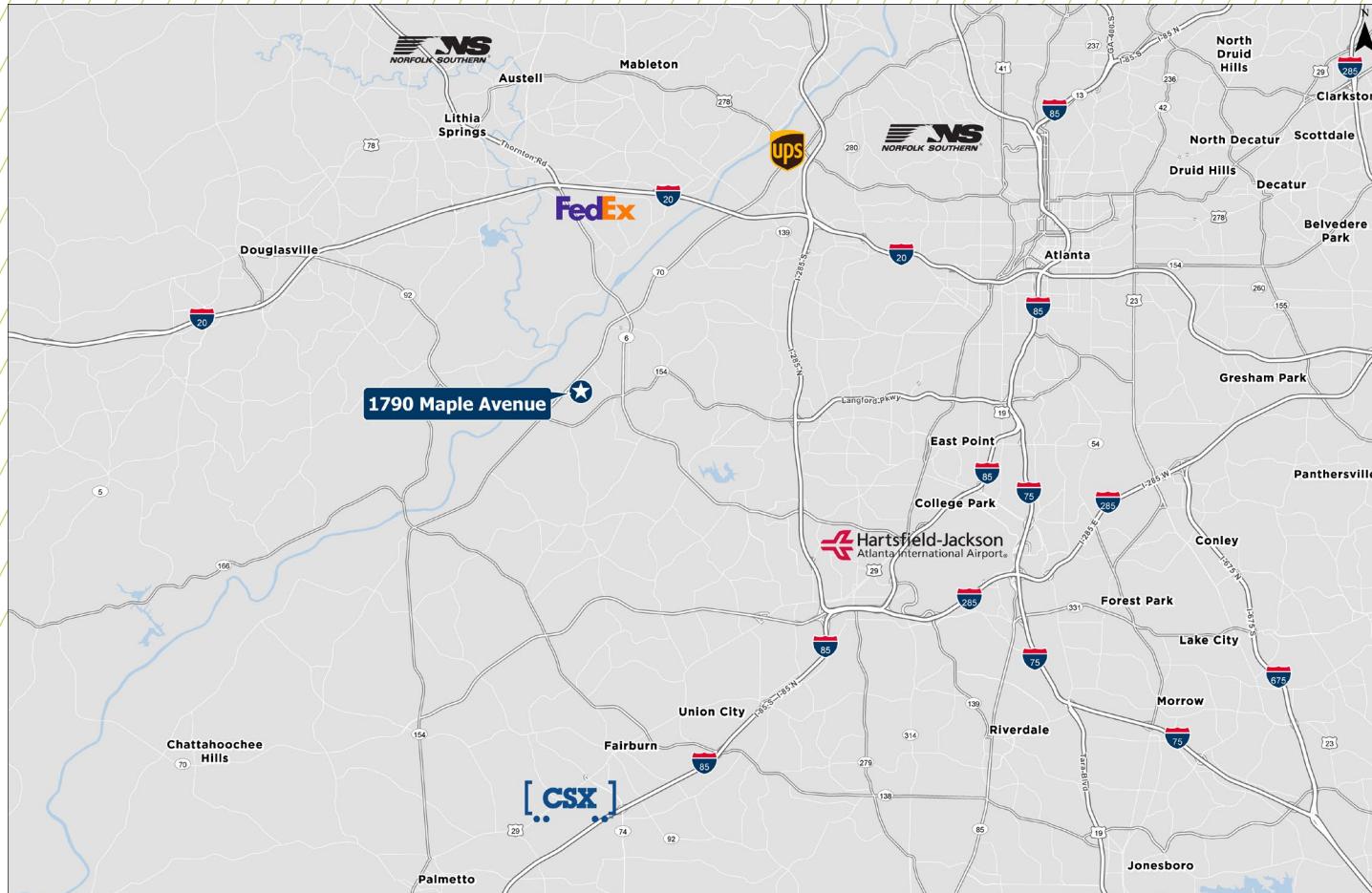
\$307,855
MED. HOME VALUE
Within 45 minute radii



36.4
MED. AGE
Within 45 minute radii



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



CONTACT INFORMATION

LISA PITTMAN, SIOR

lisa.pittman@cushwake.com
Direct +1 404 853 5277
Mobile +1 404 309 5309

HARRISON MARTIN

harrison.martin@cushwake.com
Direct +1 404 853 5290
Mobile +1 404 971 0535

1 MILE
TO Fulton Industrial Blvd

5.8 MILES
TO I-20 West via EIR

8.5 MILES
TO I-285 via EIB

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

Inman Yard Intermodal
(Norfolk Southern)

13.6 MILES

TO Fairburn Yard Intermodal
(CSX)

6 MILES

9.4 MILES
TO UPS Smart Hub