

ATLANTA GATEWAY INDUSTRIAL

785 Great Southwest Parkway



GRAHAM CAPITAL



STREAM



AVAILABILITY HIGHLIGHTS

ADDRESS 785 GREAT SW PKWY SW,
ATLANTA, GA 30336

BUILDING SIZE 58,806 SF

AVAILABILITY SIZE 58,806 SF (FULL BUILDING)

CONFIGURATION REAR LOAD

LOADING 7 DOCK HIGH (3 WITH PIT LEVELERS)
1 DRIVE-IN WITH RAMP

CLEAR HEIGHT 22'

OFFICE 3,000 SF FLOORPLATE (TWO-STORY)

MEZZANINE
BREAKROOM APPROXIMATELY 5,000 SF

COLUMN SPACING 45' W X 40' D

EMPLOYEE PARKING 39 PARKING SPOTS



LANDLORD IMPROVEMENTS UNDERWAY

Ownership is underway with extensive improvements to the existing vacancy to provide high end office and warehouse finishes and immediate occupancy for any new Tenant.

▲ New Exterior Painting

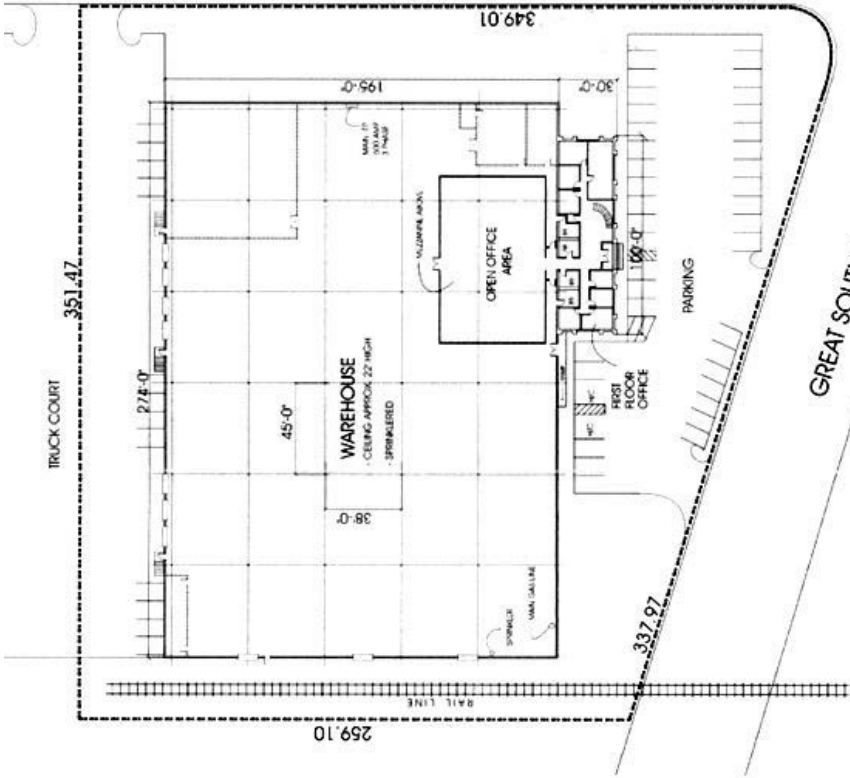
▲ New Office Painting and Wall Repair

▲ Warehouse Improvements



VILLANOVA

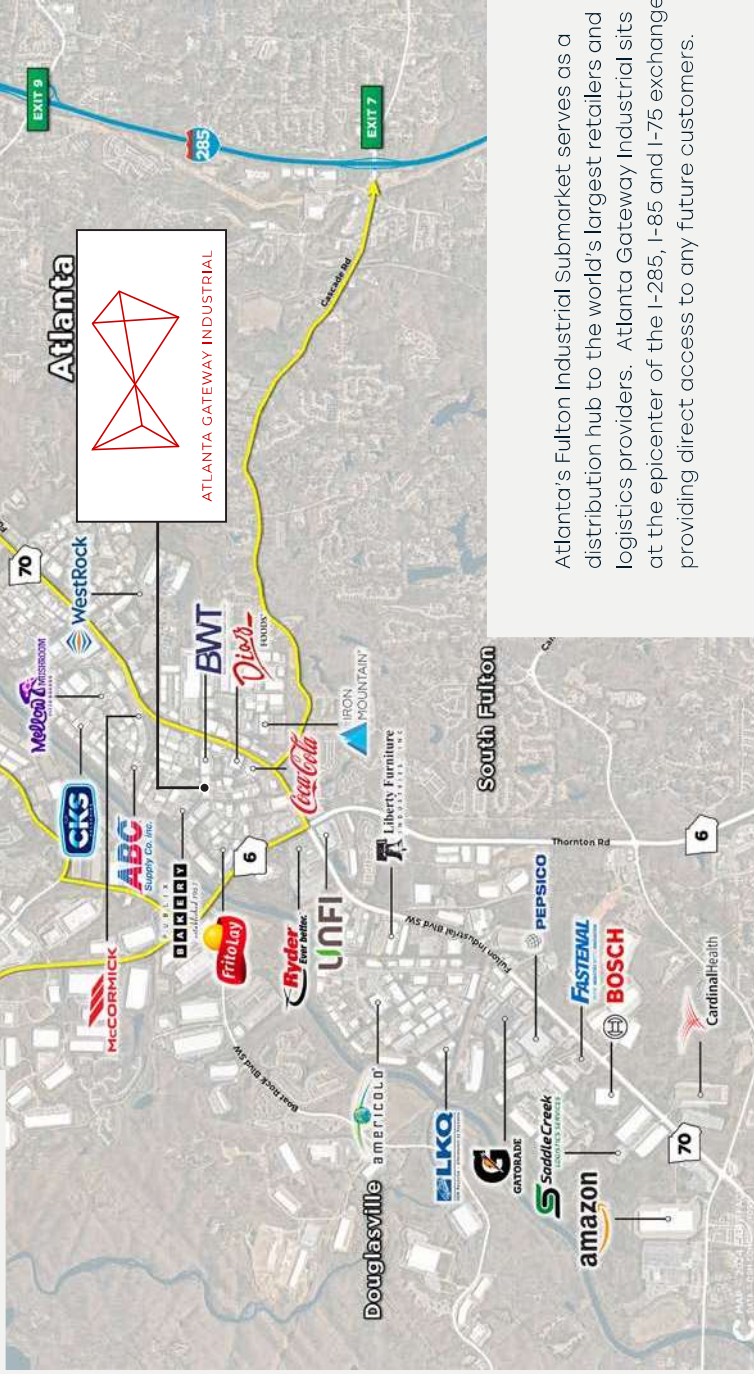
349.01



GREAT SOUTHWEST PARKWAY



THE COMPANY WE KEEP



Atlanta's Fulton Industrial Submarket serves as a distribution hub to the world's largest retailers and logistics providers. Atlanta Gateway Industrial sits at the epicenter of the I-285, I-85 and I-75 exchange providing direct access to any future customers.

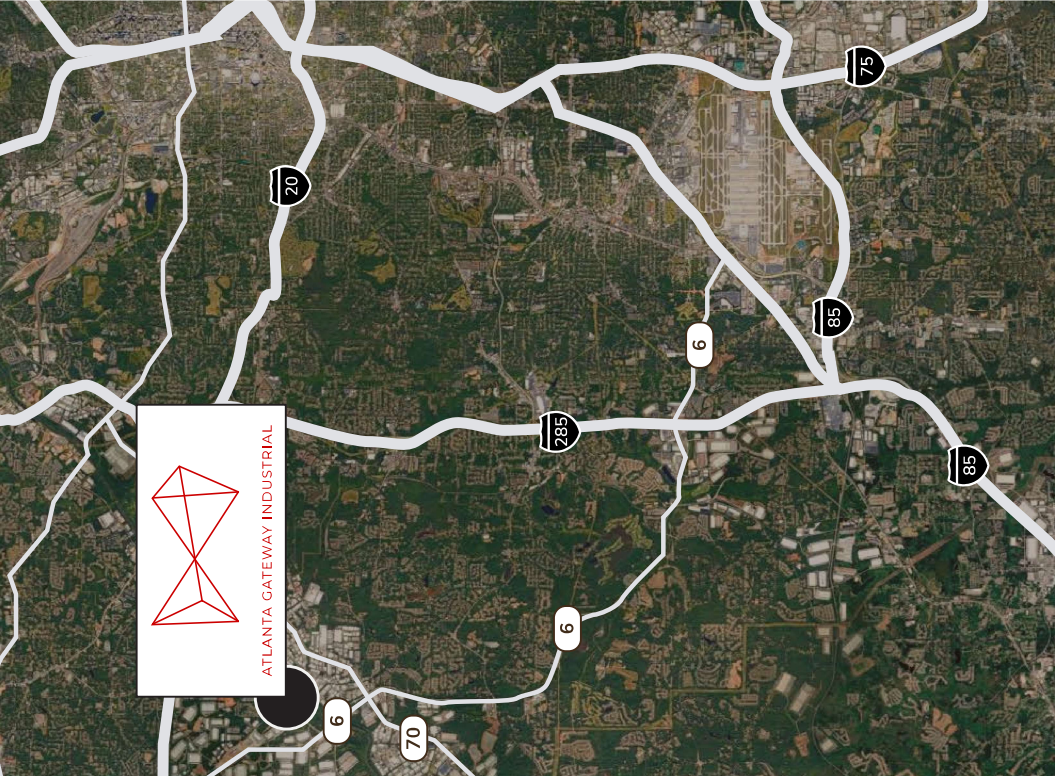
5 MINUTES TO I-20

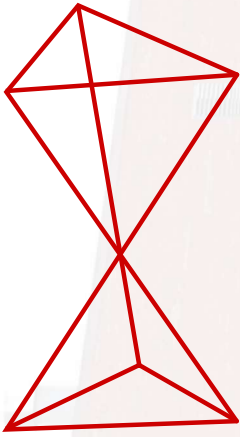
7 MINUTES TO I-285

15 MINUTES TO I-85/I-75

20 MINUTES TO HARTSFIELD JACKSON AIRPORT

30 MINUTES TO FAIRBURN CSX INTERMODAL





ATLANTA GATEWAY INDUSTRIAL



JACK SALLIS
SENIOR VICE PRESIDENT
JACK.SALLIS@STREAMREALTY.COM
404.804.2773

EMILY LAFFERTY
ANALYST
EMILY.LAFFERTY@STREAMREALTY.COM
404.858.4097