

ATLANTA INDUSTRIAL PARK

3715 Atlanta Industrial Parkway - Building 200 | Atlanta, GA 30331



FOR LEASE | 26,560 SF

CONNOR WINKLER, SIOR

Executive VP / Principal
cwinkler@lee-associates.com
404.442.2803
318.393.8248



TAURUS

PROPERTY HIGHLIGHTS

- **TOTAL BUILDING SQ. FT.** | 42,960 SF
- **AVAILABLE SQ. FT.** | 26,560 SF
- **OFFICE SQ. FT.** | ±3,709 SF
- **YEAR BUILT** | 1985
- **CLEAR HEIGHT** | 20'-22' Min
- **SPRINKLER** | Wet System
- **COLUMN SPACING** | 40' x 52'
- **DOCK HIGH DOORS** | 7 Dock High Doors
- **DRIVE IN DOORS** | 1 Drive In Door (12'x12')
- **TRUCK WELL** | 1 Truck Well (12'x16')
- **CONFIGURATION** | Rear Load
- **ZONING** | Heavy Industrial (I-2)
- **COMMENTS** | Located in LDCT | \$3,500 tax credit per job



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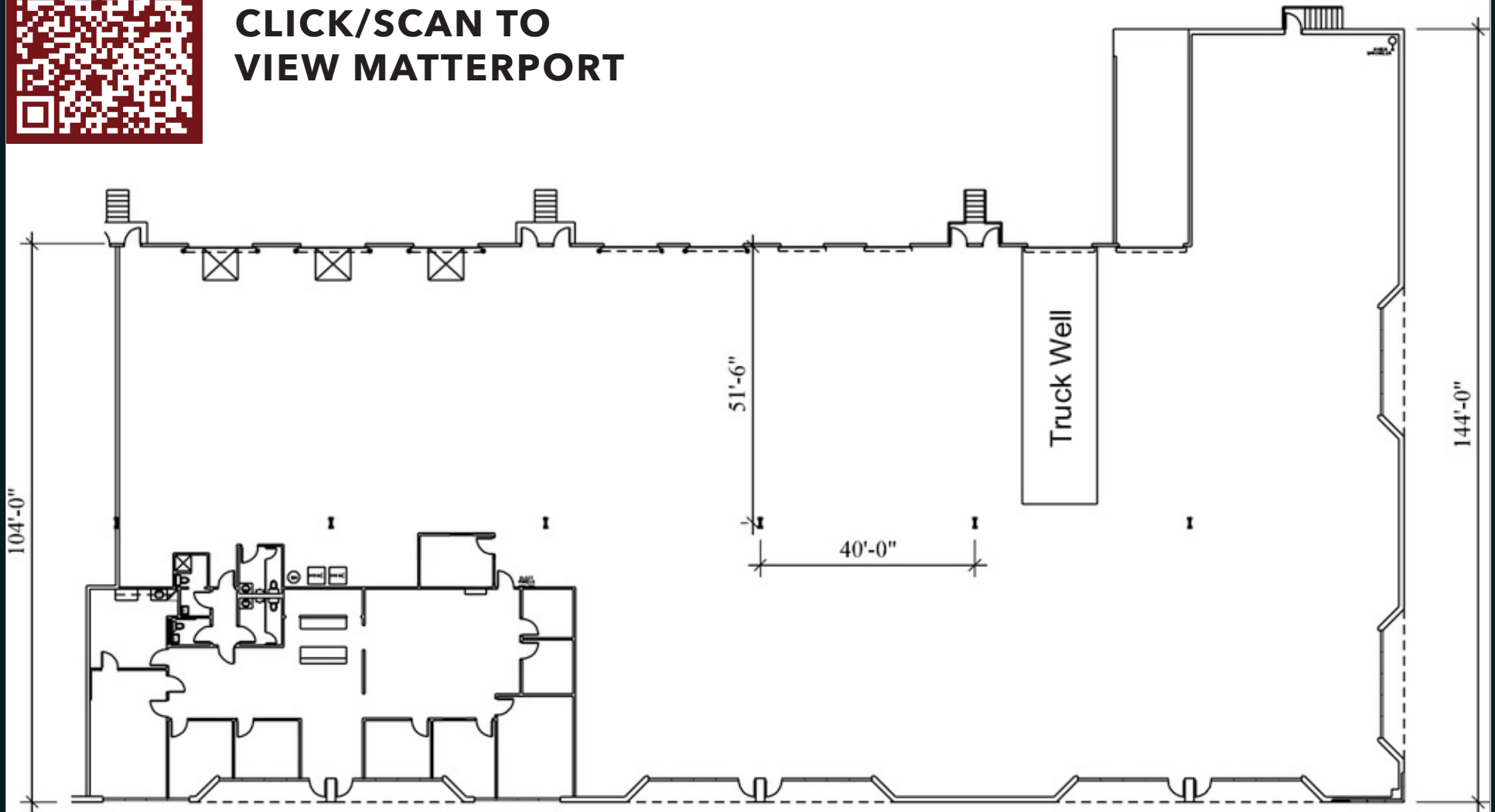


TAURUS

FLOOR PLAN | BLDG 200



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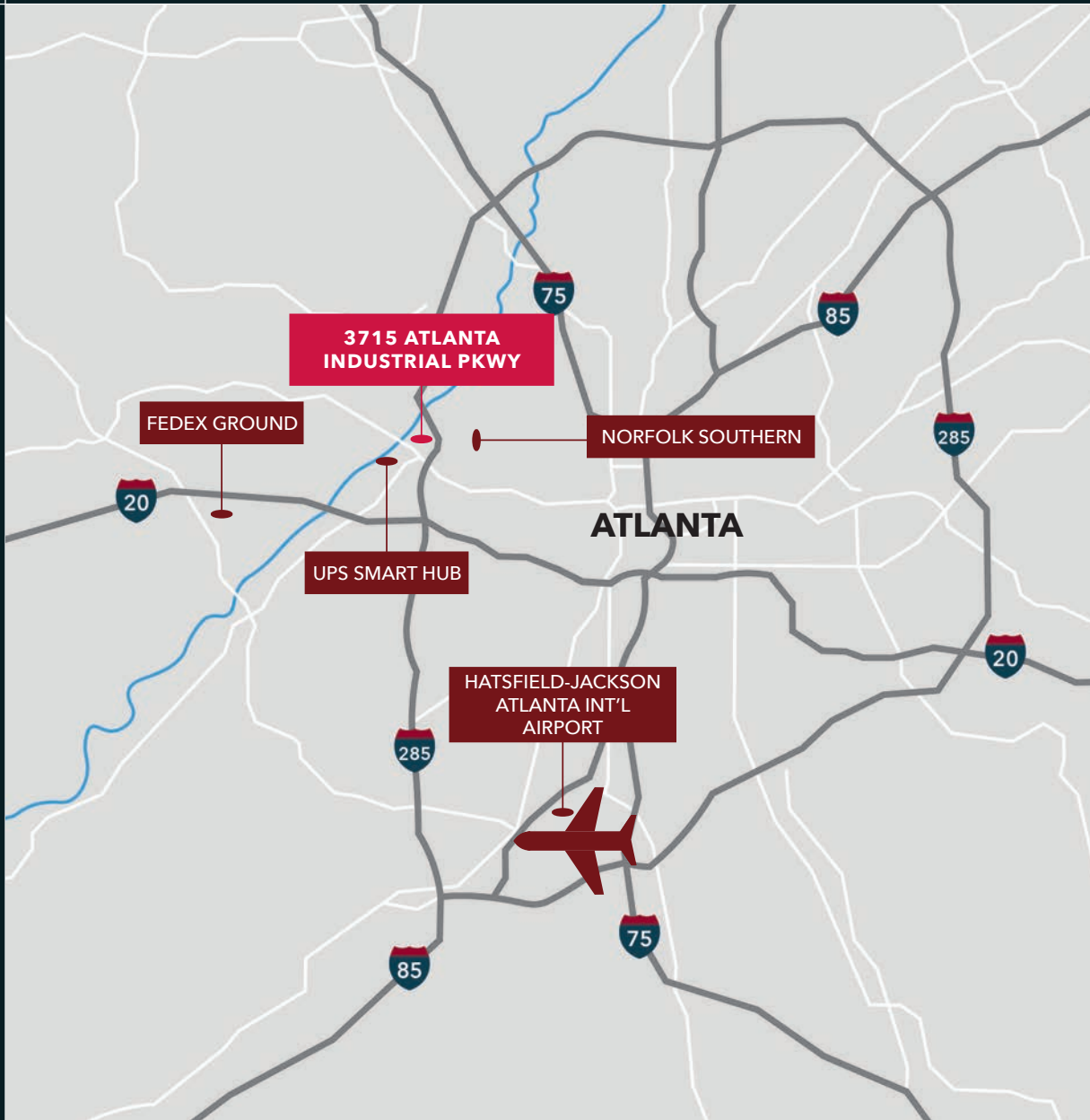
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LOCATION HIGHLIGHTS



KEY DISTANCES

Hwy 78 | 0.8 mi

I-285 | 1.1 mi

UPS Smart Hub | 1.3 mi

I-20 | 3.4 mi

Norfolk Southern - Inman Yard | 5.5 mi

FedEx Ground | 7.6 mi

ATL Int'L Airport | 15.8 mi

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