

SOFU COMMERCE CENTER

4105 ROOSEVELT HWY | SOUTH FULTON, GA 30349



DELIVERY Q4 2026



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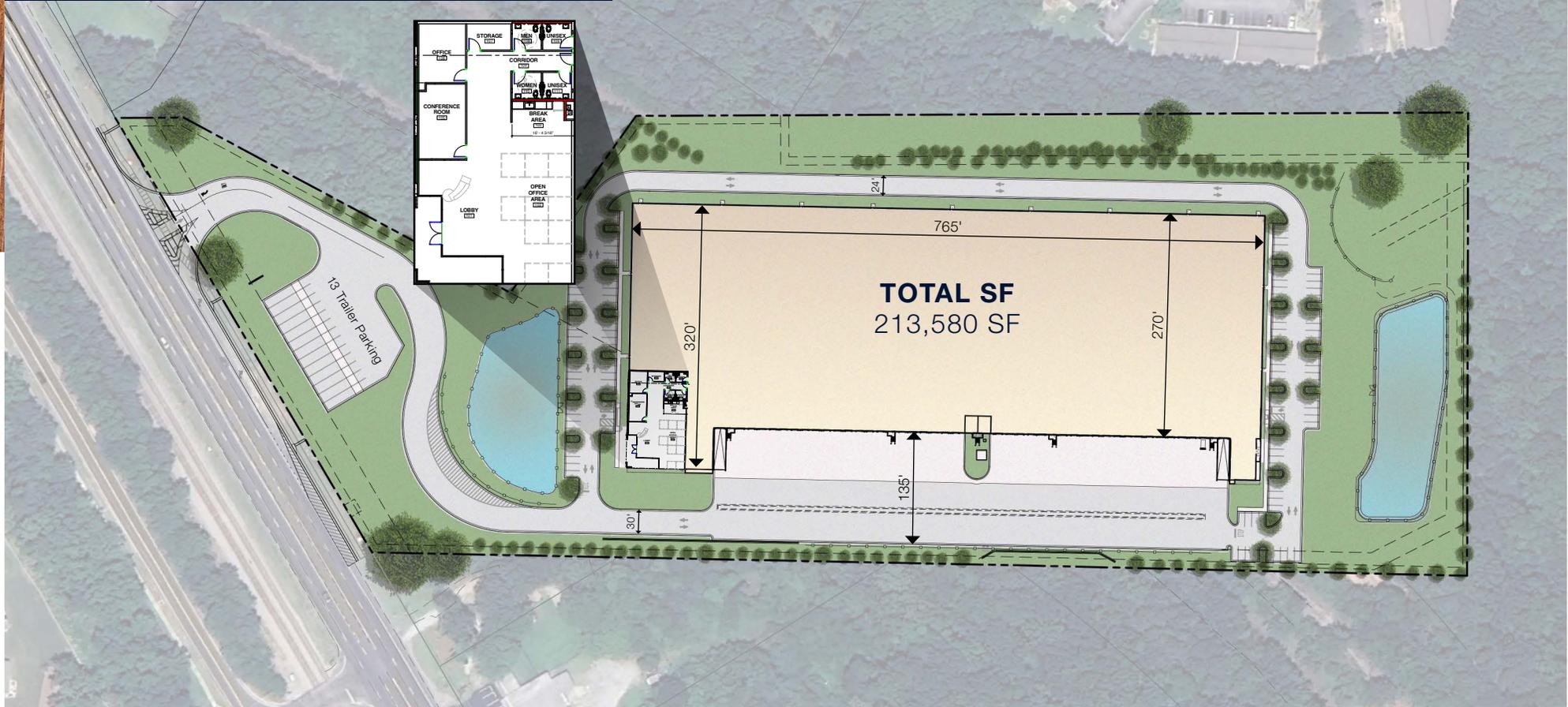
CLARION PARTNERS



KMT PARTNERS

GREGORY BOLER JR. 215 300 4926 | gregb@kmtpartners.com

SITE SUMMARY



ADDRESS

4105 Roosevelt Hwy.
South Fulton, GA 30349

TOTAL SF

213,580 SF

OFFICE SF

SPEC

CONFIGURATION

Front Load Building

DIMENSIONS

765' W x 320' D

COLUMN SPACING

52' x 52'; 60' Speed Bays

CLEAR HEIGHT

32'

SLAB

6" unreinforced with dowel
baskets in staging bay

DOCK HIGH DOORS

(39) 9' x 10'

DRIVE-IN DOORS

(2) 12' x 14'

TRAILER STALLS

13

AUTO PARKS

119

TRUCK COURT

135'

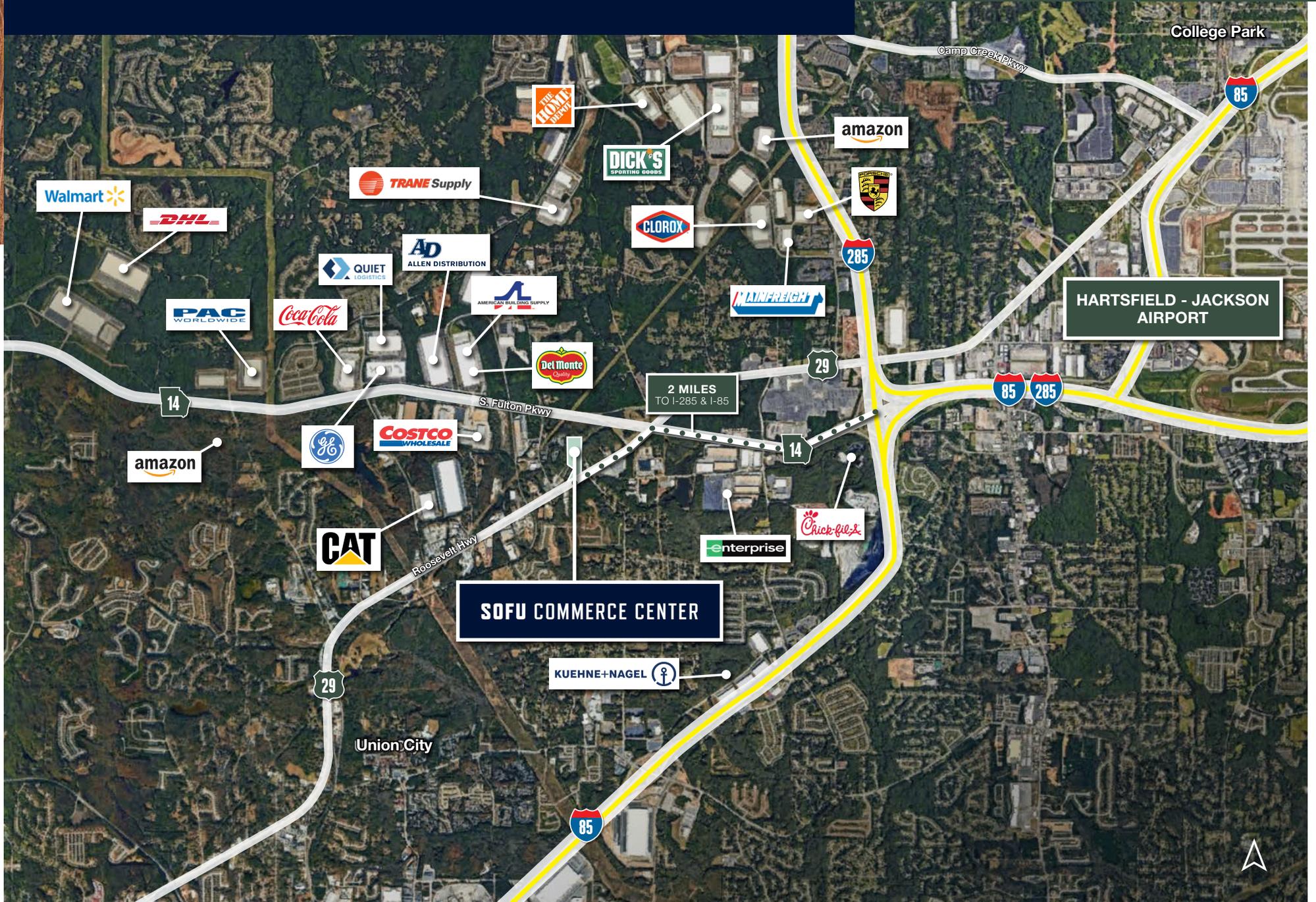
ROOF

60 Mil TPO

FIRE SPRINKLER

ESFR

UNMATCHED ACCESSIBILITY





LOGISTICS HIGHLIGHTS

With nationally ranked infrastructure for roads, rail, air, ocean and IT to efficiently reach domestic and global markets, Georgia is keenly attuned to its supply chain industry. Further, Georgia continues to grow its education and training programs to meet rapidly expanding times.

The property is located in the highly desired Airport South submarket of Atlanta situated on GA Highway 29 (Roosevelt Hwy.), 6 miles to Hartsfield-Jackson Atlanta International Airport and 7 miles to the CSX Rail Lines.

MAJOR LOGISTIC CITIES

Atlanta 15 miles

INTERSTATE

S. Fulton Pkwy 0.5 mile
 I-85 2 miles
 I-285 2 miles
 I-75 7 miles
 I-20 13 miles

RAIL

CSX Intermodal (Fairburn Yard) 7 miles
 Norfolk Southern (Inman Yard) 19 miles

AIR

Hartsfield-Jackson Atlanta Int'l Airport 6 miles

PORT CITIES

Savannah, GA 247 miles
 Charleston, SC 327 miles
 Jacksonville, FL 349 miles
 Miami, FL 661 miles

ATLANTA

THE LARGEST HUB OF LOGISTICS IN THE SOUTHEAST



World's busiest and most efficient airport



Over 5,000 miles of Georgia rail



80% of U.S. can be reached within 2 flight hours



UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area



75% of U.S. can be reached within 2 truckload delivery days



11 major sea & inland ports within 350 miles



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