

# UNION 85

3725 Royal South Parkway  
Atlanta, GA 30349

# Industrial For Lease

243,540 SF



Leasing Information:  
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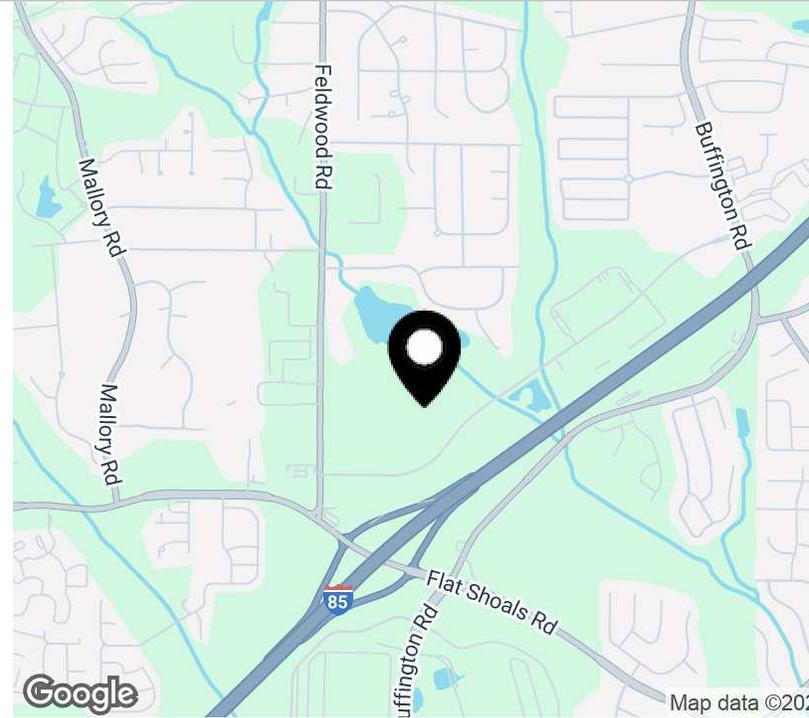
Lincoln Property Company  
3340 Peachtree Road NE Suite 2550  
Atlanta, GA 30326

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### Property Highlights

- 243,540 SF front load (divisible), 300' depth, with 54'W x 48'D column spacing
- Located 0.3 miles off I-85 via Exit 66, at Flat Shoals and Buffington Rd
- Build to Suit option available
- Features: 32' clear height, 60' speed bays, 38 dock-high, 2 drive-in doors
- Construction: Concrete truck court, 6" slab with 4,000 PSI, TPO roof, site cast concrete tilt panels
- Safety and Lighting: LED motion-sensored lights, ESFR sprinklers
- Utilities: 2000 AMP electrical, 40 trailer storage spaces

### Location Overview

Close proximity to I-85  
First full-diamond interchange south of I-285  
Located at the "front door" of the 85 South Submarket - one of Atlanta's premier industrial corridors

Availabilities	SF	Lease Rate	Date Available
Entire Warehouse	243,540 SF	Negotiable	Now
Office Space	8,131 SF	Negotiable	Now

### Base Building Specs

Interior walls painted white  
Clerestory windows  
All concrete court  
Vision windows in each door

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## Location Map

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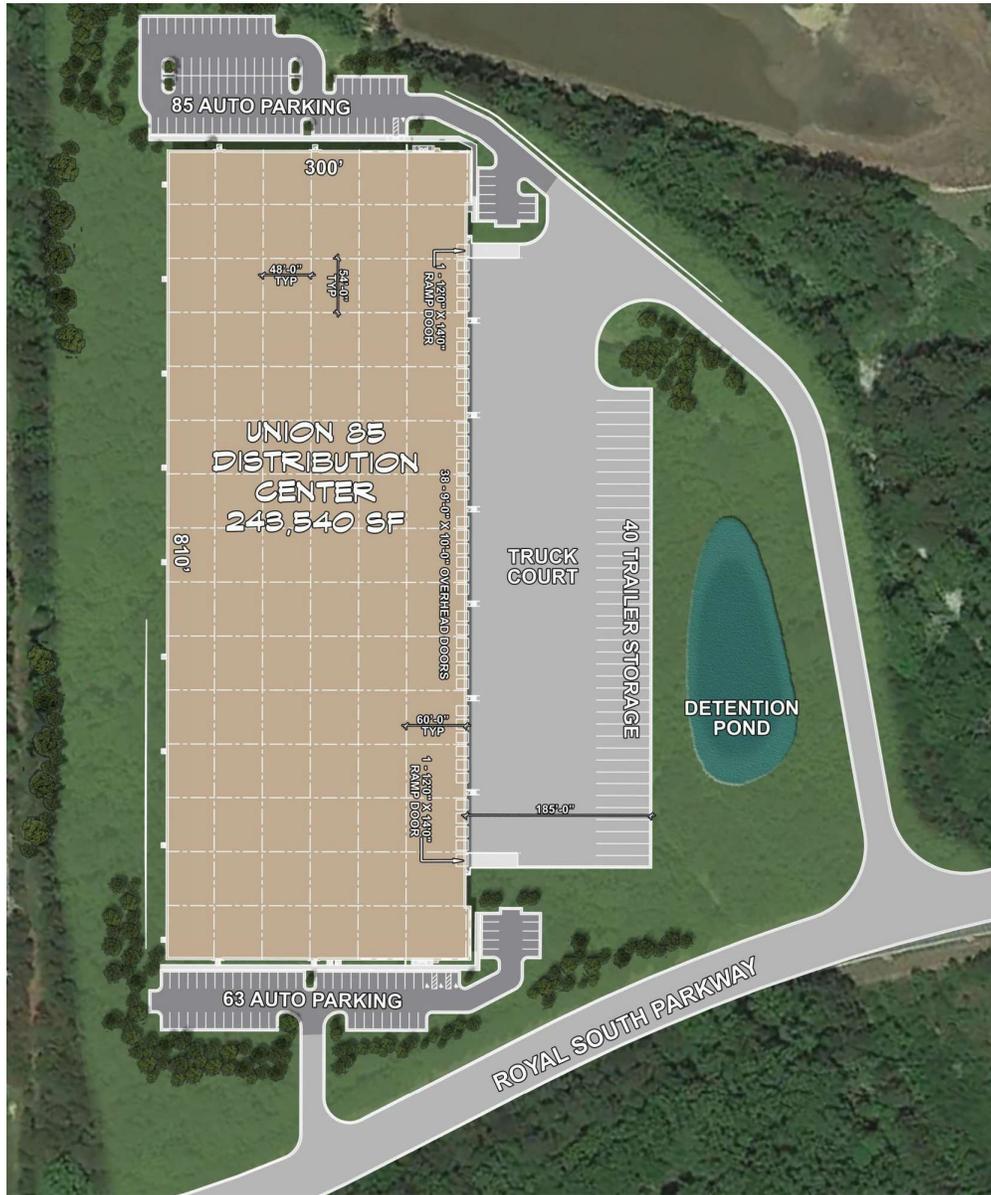
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Site Plan

243,540



Suite	Size	Lease Rate
Entire Warehouse	243,540 SF	Negotiable

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