

SBC

SOUTHSIDE
BUSINESS
CENTER

SOUTHSIDE BUSINESS CENTER

72,000 SF FOR LEASE

DEVELOPED BY:



ROOKER

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PROPERTY SUMMARY

3640 SOUTHSIDE INDUSTRIAL PARKWAY
Atlanta, GA 30354

HIGHLIGHTS

- Building SF: +/- 72,000 SF
- Office Space: 2,865 SF
- Construction: Tilt-up construction
- Building Dimensions: 180' deep by 400' wide
- Ceiling Height: 32' minimum
- Column spacing: 52' x 60'; 60' deep speed bay

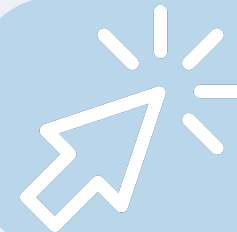
PROPERTY SUMMARY

- Truck Court: 135'; 60' concrete pad
- Sprinkler: ESFR
- Dock Doors: 20 (9' x 10') dock high doors
10 @ 40,000 lb pit levelers
- Ramps: 2 concrete ramped doors (12' x 14')
- Car Parking: 70 parking spaces; up to 125 parking spaces
- Acreage: 6.58 acres
- Configuration: Rear-load
- Electrical Service: 1,200 amps
- Freeport: 100% Freeport exemption

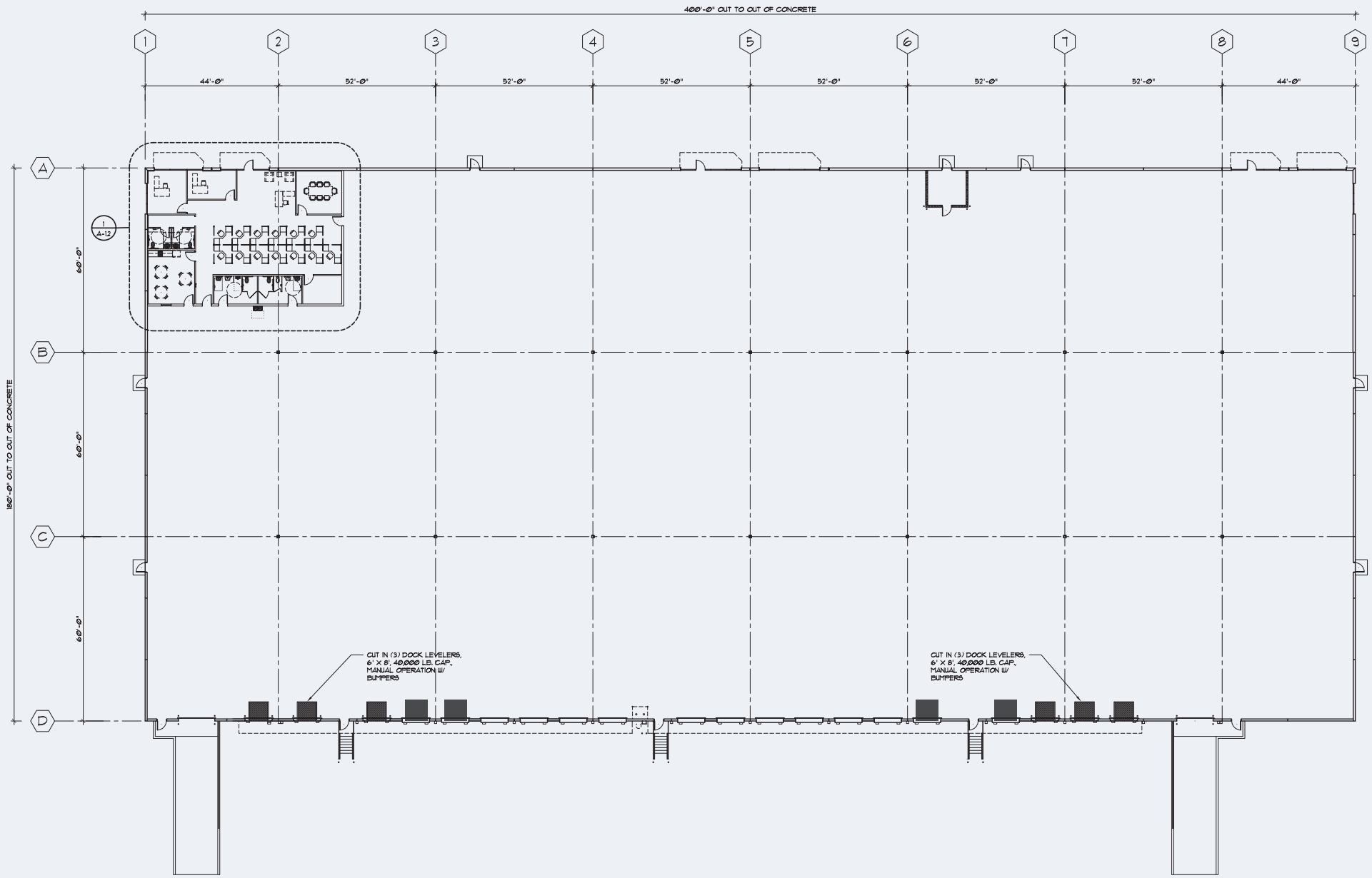
LOCATED IN A LESS DEVELOPED CENSUS TRACT (LDCT)

- \$3500 tax credit per new job created with minimum 5 jobs
- Must be applied to income tax before claiming withholding
- Credit applied to future withholding tax returns

* For additional information, visit investatlanta.com or call Invest Atlanta Economic Development 404 614 8301.



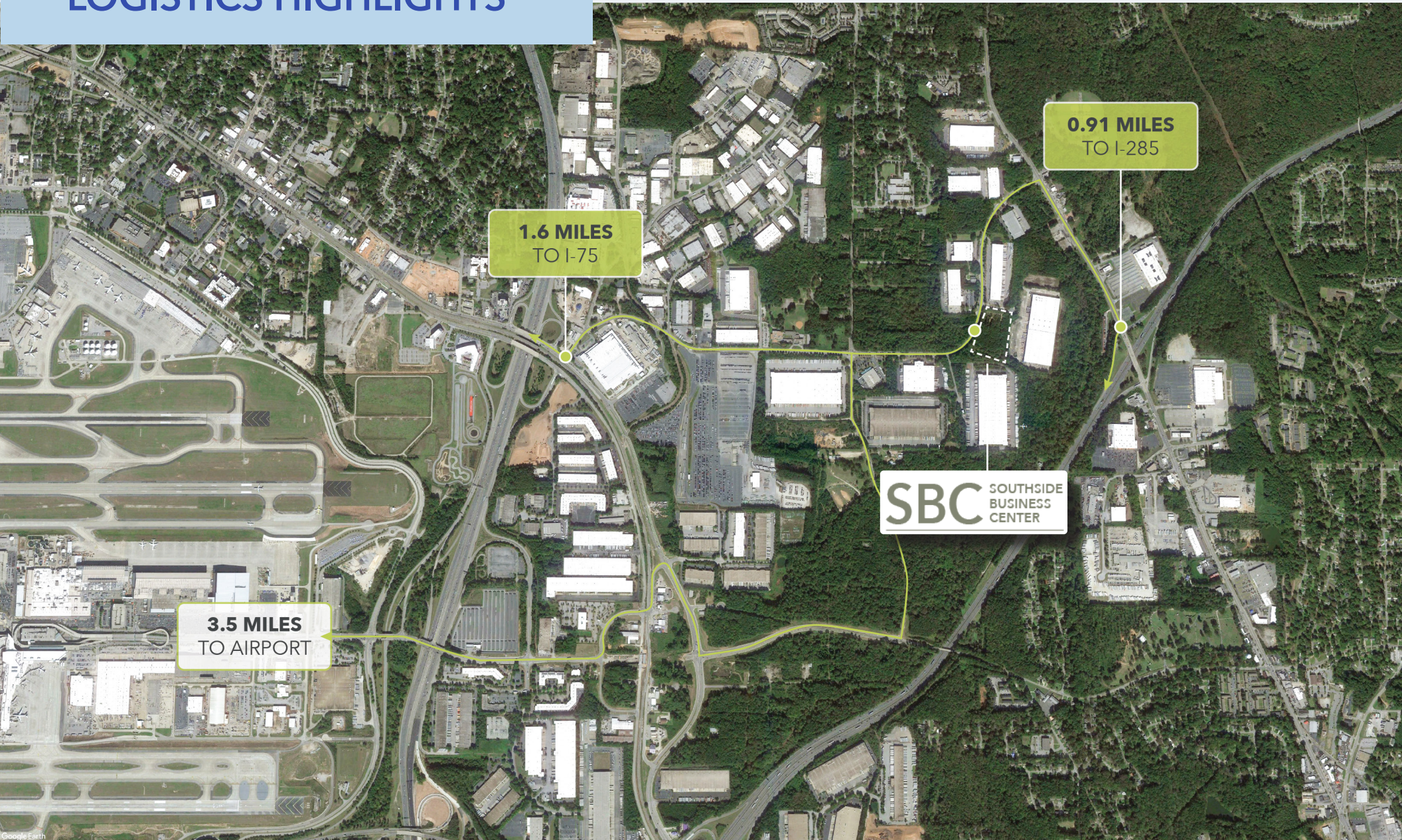
**CLICK HERE
TO VIRTUALLY
EXPLORE THE
PROPERTY**



CORPORATE NEIGHBORS



LOGISTICS HIGHLIGHTS



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