

FOR LEASE | 16,193 - 36,072 SF



3471 ATLANTA INDUSTRIAL PKWY | ATLANTA, GA 30331

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INFORMATION:

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OWNED AND MANAGED BY

**Faropoint**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

# Property Summary

## PROPERTY SIZE

36,072 SF total  
 - Option A: 36,072 SF | 5,323 SF Office  
 - Option B: 18,613 SF | 3,054 SF Office  
 - Option C: 16,193 SF | 2,102 SF Office

## OFFICE SF

2,102 SF - 5,323 SF

## COLUMN SPACING

40' x 40'

## CLEAR HEIGHT

20'-22'

## CONFIGURATION

Rear Load

## YEAR BUILT

1987

## DOCK HIGH DOORS

1 dock high door (12'W x 14'H)  
 3 dock high doors (8'W x 10'H)(1 pit leveler, 1 EOD)  
 2 dock high doors(10'W x 12'H)

## DRIVE IN DOORS

1 grade level door (12'W x 14'H)

## ZONING

I-2 (Heavy Industrial)

## PARKING

34 striped auto spaces

## SPRINKLER

Yes

## COMMENTS

Secure Truck Court



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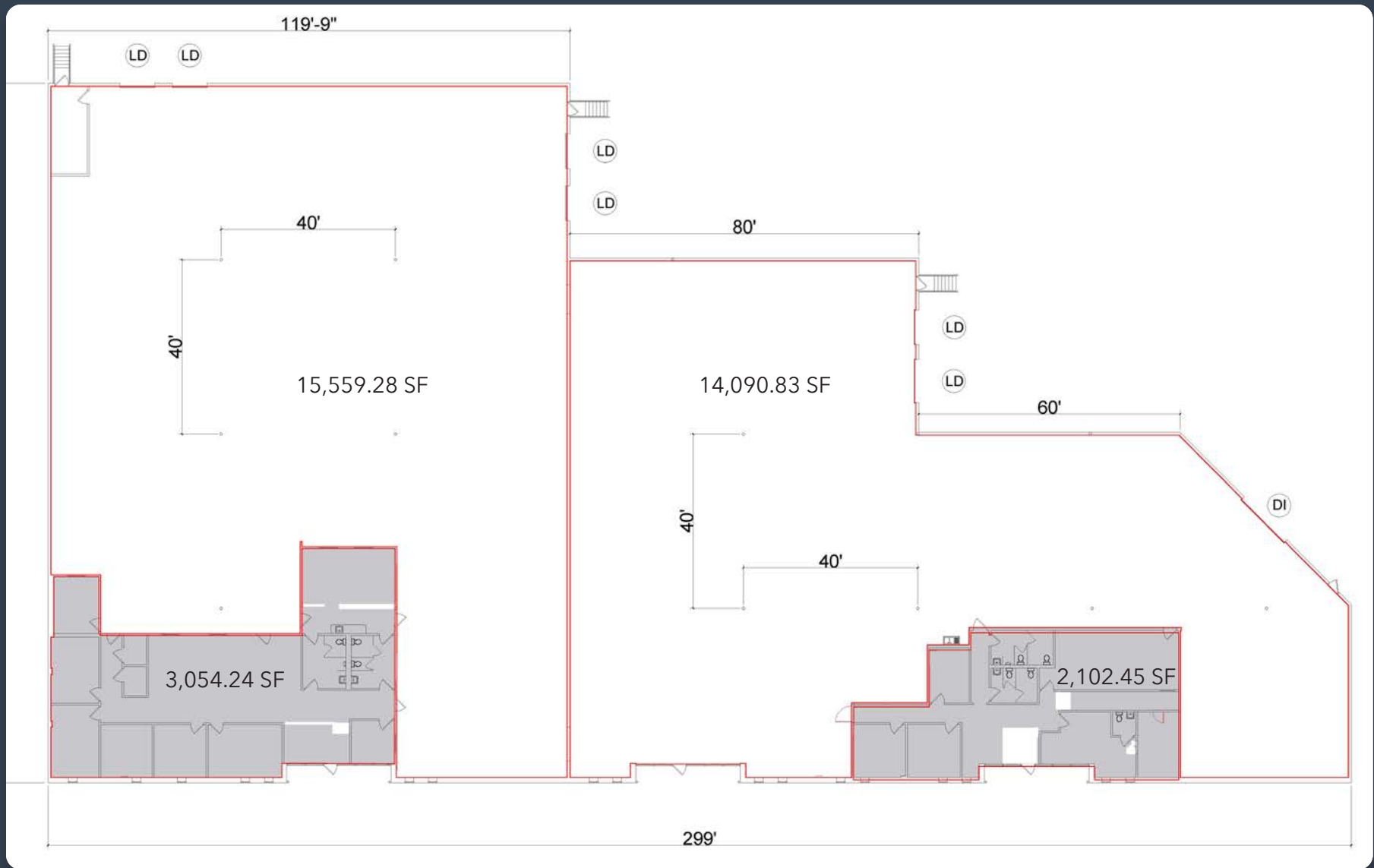


# Floor Plan

● Location Highlights

● Floor Plan

● Property Summary








FOR MORE  
INFORMATION:

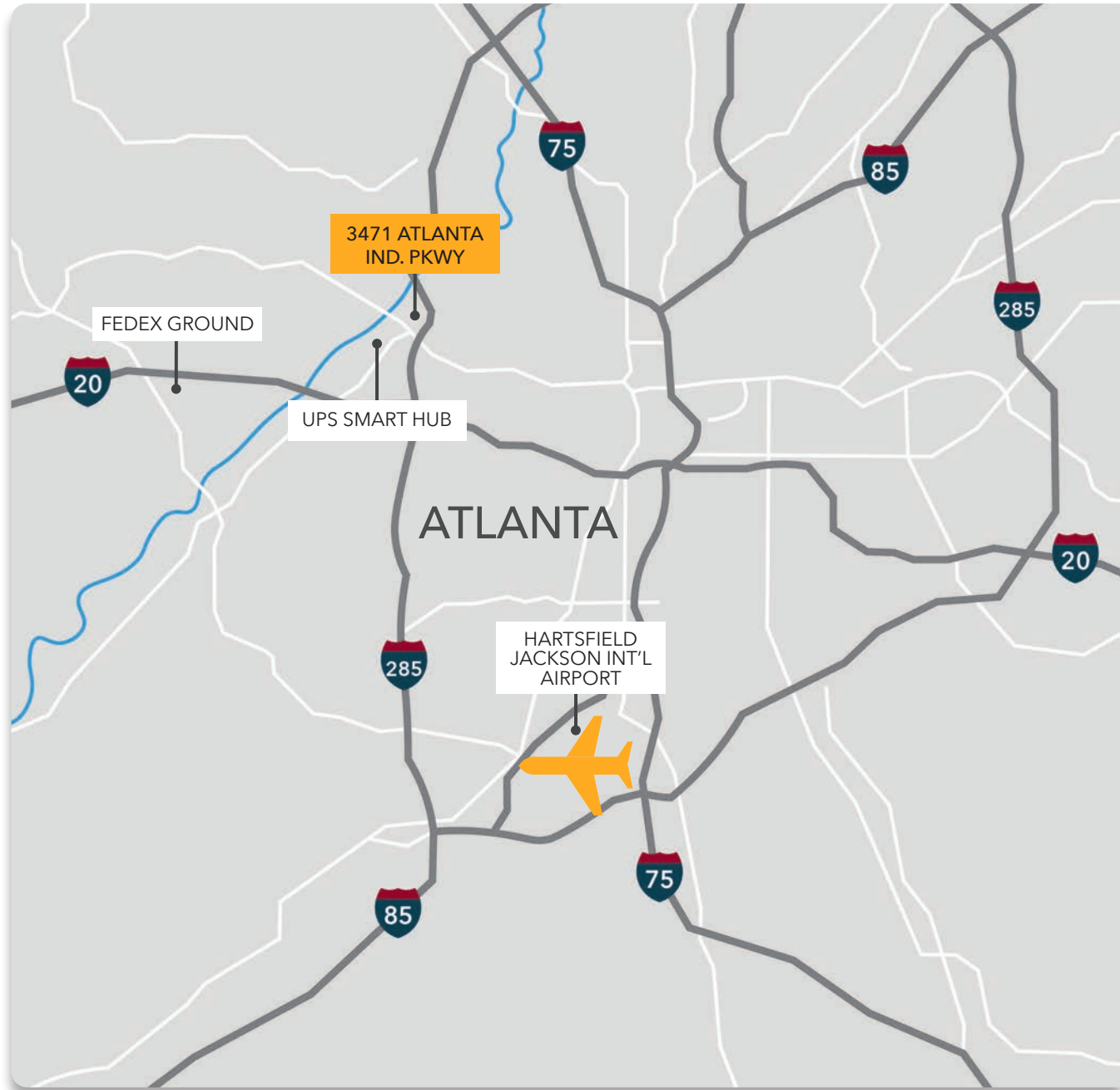
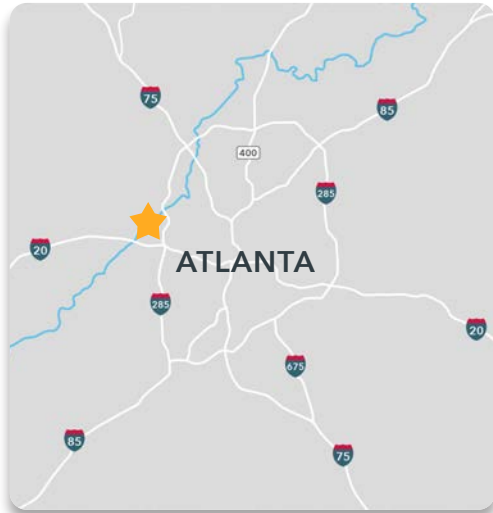
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# Location Highlights

## KEY DISTANCES

-  0.4 miles
-  0.7 miles
-  2.5 miles (via I-285)
-  9 miles (via I-20)
-  17.9 miles



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