

# 4601 Welcome All Rd

Atlanta, GA 30349

CSX RAIL LINE

FOR LEASE

AVAILABLE FOR LEASE

125,723 SF | Rail-Served | Distribution Facility | South Atlanta







# 4601 Welcome All Rd

ATLANTA, GEORGIA 30349



Stream Realty Partners is pleased to present the opportunity to lease **4601 Welcome All Rd** (the "Property"), a 125,723 SF, rail-served, industrial facility located in South Atlanta. The Property sits less than 4 miles from Atlanta's I-285 Perimeter and offers direct access to I-85 I-20, and I-75. The facility provides direct rail service to the adjacent CSX rail line.

## *New ownership is underway on extensive improvements*



New TPO Roof



New Interior Lighting



New Overhead Dock Doors  
and Pit Levelers



Exterior and interior painting



New ESFR Sprinklers



Expanded truck court for trailer  
storage and employee parking



New Office Area





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## ■ AVAILABILITY HIGHLIGHTS

<b>Size</b>	125,723 SF
<b>Office</b>	2,500 SF of Spec Office Under Construction
<b>Clear Height</b>	28'
<b>Sprinkler</b>	ESFR
<b>Electric</b>	2,400 Amps
<b>Rail</b>	CSX Rail Served
<b>Trailer Storage</b>	10 Trailers Stalls
<b>Parking</b>	83 Employee Spaces
<b>Loading</b>	12 Dock High Doors all with Pit Levelers 2 Drive In 1 Rail Door





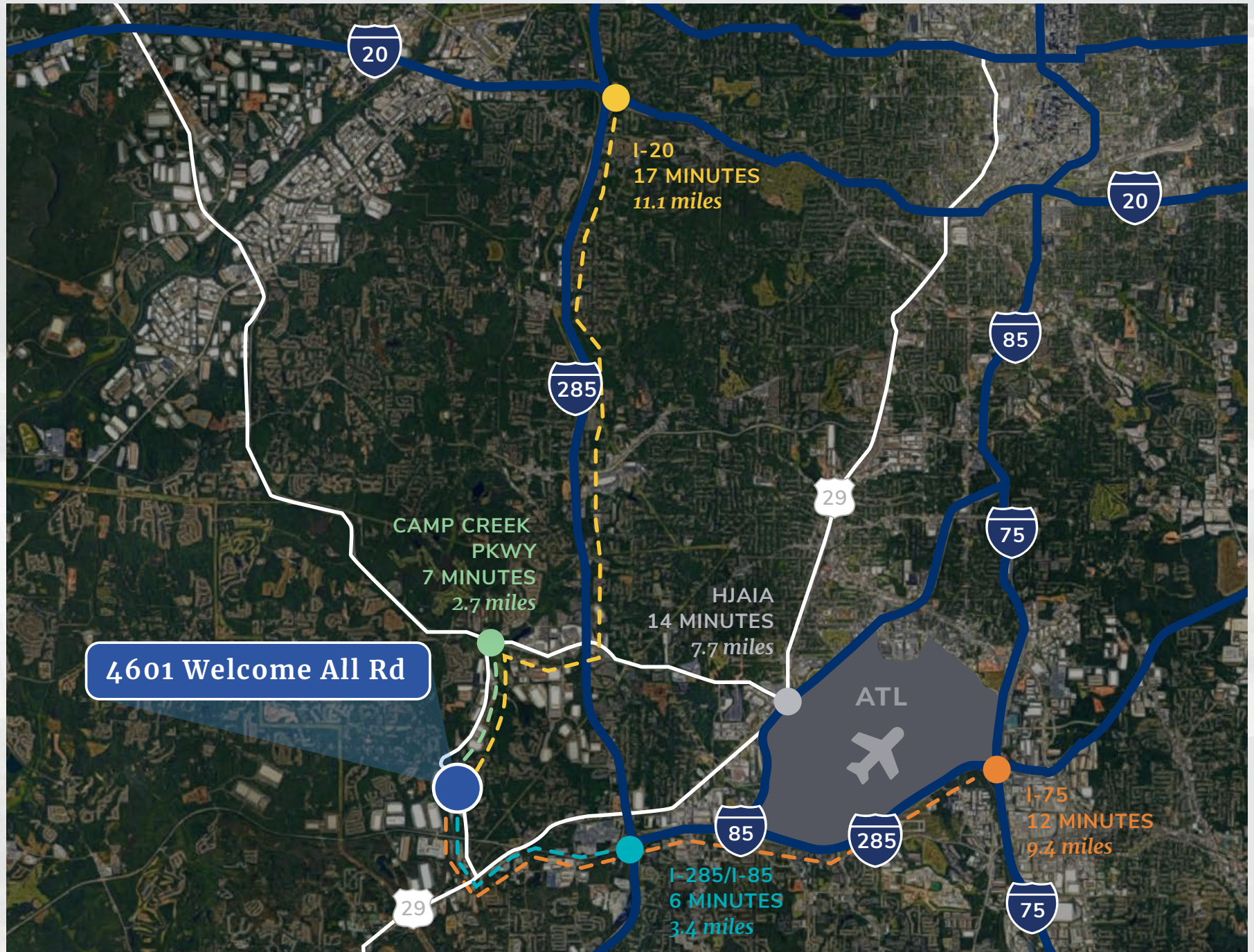
# Extensive Improvements







# Access Map







# Market Overview

ATLANTA & GEORGIA

Atlanta continues to function as the epicenter of the Southeast with a variety of factors that point to continued growth. In 2023, Atlanta officially surpassed Philadelphia as the 7th largest MSA in the country and has been in the top 5 MSAs in the country in population growth since 2015. Atlanta's economy has also exploded across several sectors with major investments across manufacturing, particularly with electric vehicles, technology companies relocating from the West Coast, and film production taking full advantage of tax incentives. Additionally, Atlanta has the logistical and transportation framework established to absorb this growth with the world's busiest airport, the expanding Port of Savannah, and a robust interstate system with Atlanta as the main intersection.



## High State Credit Ratings

One of nine states with highest bond ratings from all three major credits rating agencies.



## 440 out of the Fortune 500

Companies have a physical presence in Georgia with 18 headquartered in the State.

### Companies Headquartered in Atlanta



DELTA



WestRock

HDSUPPLY



6.1M

Population Base in the Atlanta MSA

#1

State for Doing Business in 2020 By Site Selection (8th Year) & Area Development (7th Year) magazines

7<sup>TH</sup>

Largest MSA in the Country

5.7%

5-year population growth projection (double the national average)



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