



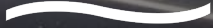
3075 South Park

ELLENWOOD, GEORGIA 30294

ENTIRE BUILDING

AVAILABLE FOR LEASE
±87,000 TO 241,000 SF




STREAM®

 ANGELO
GORDON

Atlanta
Property
Group

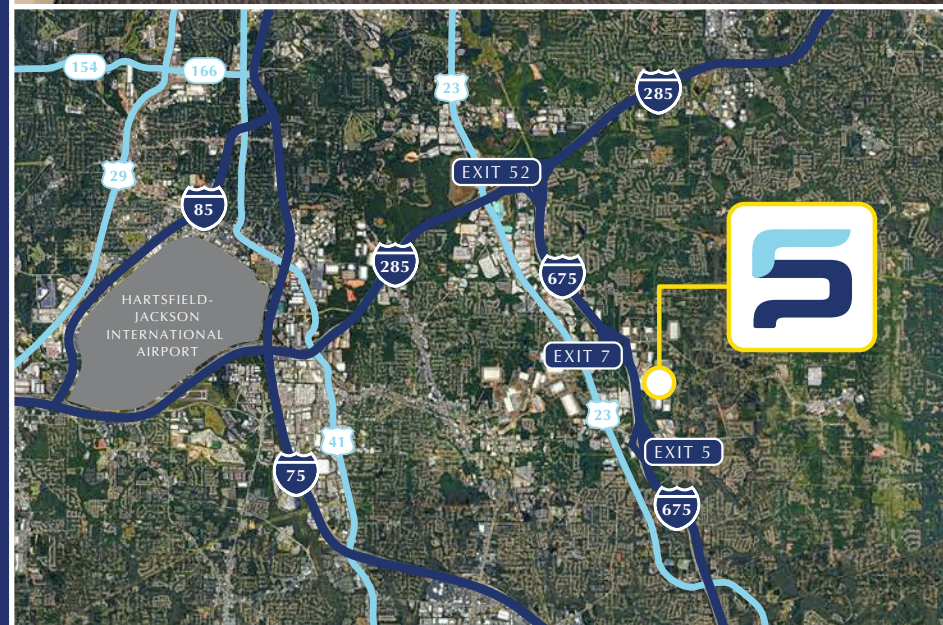


High-Capacity Distribution Center

South Park is a 352-acre master-planned logistics hub developed by McDonald and home to FedEx Ground, GXO, BrandsMart, and the National Archives.

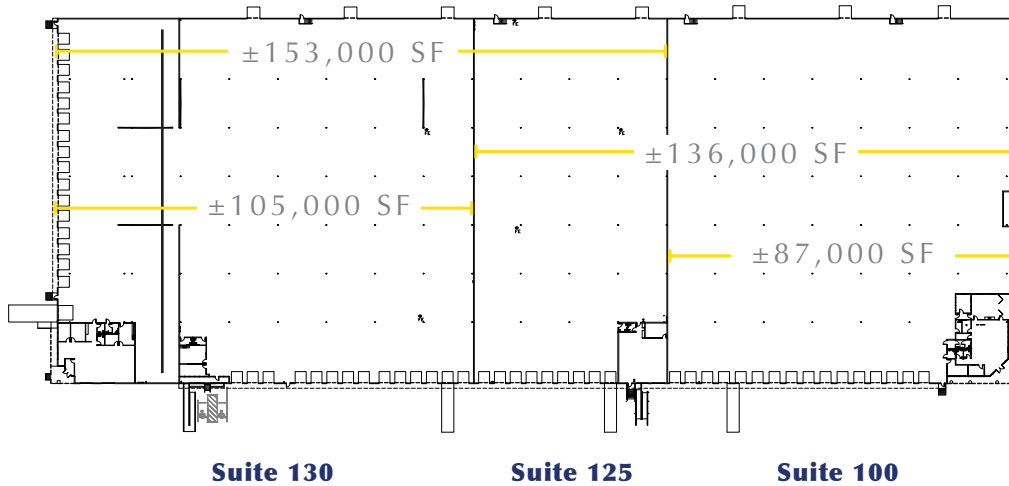
3075 South Park Boulevard is a 240,860-square foot distribution facility strategically positioned near the intersection of Anvil Block Road and I-675 in Ellenwood, Clayton County, Georgia. Built in 1998 and expanded in 2004, the property offers exceptional connectivity to I-285, I-75, and I-85—making it an optimal hub for regional distribution.

Key building features include 30' clear heights, front and side dock-high loading, 40' x 40' column spacing, 40' x 50' speed bays (front and rear) and an ESFR sprinkler system, supporting high-volume, efficient operations.



Entire Building

±241,000 SF



Features

Clear Height

30'

Loading

Front- and side-load,
dock high

Year Built

1998

Sprinkler

ESFR

Column Spacing

40'-0" x 40'-0"
with 50' bays at front and rear

Options

Suites	All	125-130	100-125	130	100
Square Footage	240,860	153,381	135,963	104,897	87,479
Office Square Footage	8,410	5,140	5,330	3,080	3,270
Dock High	52	37	23	29	15
Drive In	4	3	2	2	1

Neighboring Tenants

3.5 Miles to I-85

FORT GILLEM

SOUTH PARK

Expeditors

ID LOGISTICS

ASH MANOR

FedEx

RaceTrac

HD SUPPLY

DIGITAL REALTY

amazon

AutoNation
Auto Auction

FedEx

NATIONAL ARCHIVES

XPO

SALA

ATL Freight.com

GXO

BrandsMart USA

FORT GILLEM

BOEING

SECO

ACT

FedEx

6 Miles to I-75

U.S. XPRESS

Kroger


3075
South Park



3075 South Park

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