



# FOR SALE OR LEASE

## 5300 PORT BOULEVARD S

SOUTH FULTON, GA 30349

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42,380 SF | 6.16 ACRES | M1 ZONING

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COMMERCIAL REAL ESTATE SERVICES

# PROPERTY SUMMARY

## ADDRESS

5300 Port Boulevard S  
South Fulton, GA 30349

## PROPERTY SIZE

42,380 SF on 6.16 AC  
- Office SF: 2,040 SF  
- Warehouse SF: 40,340 SF

## COUNTY

Fulton

## ZONING

M1



## SPECS

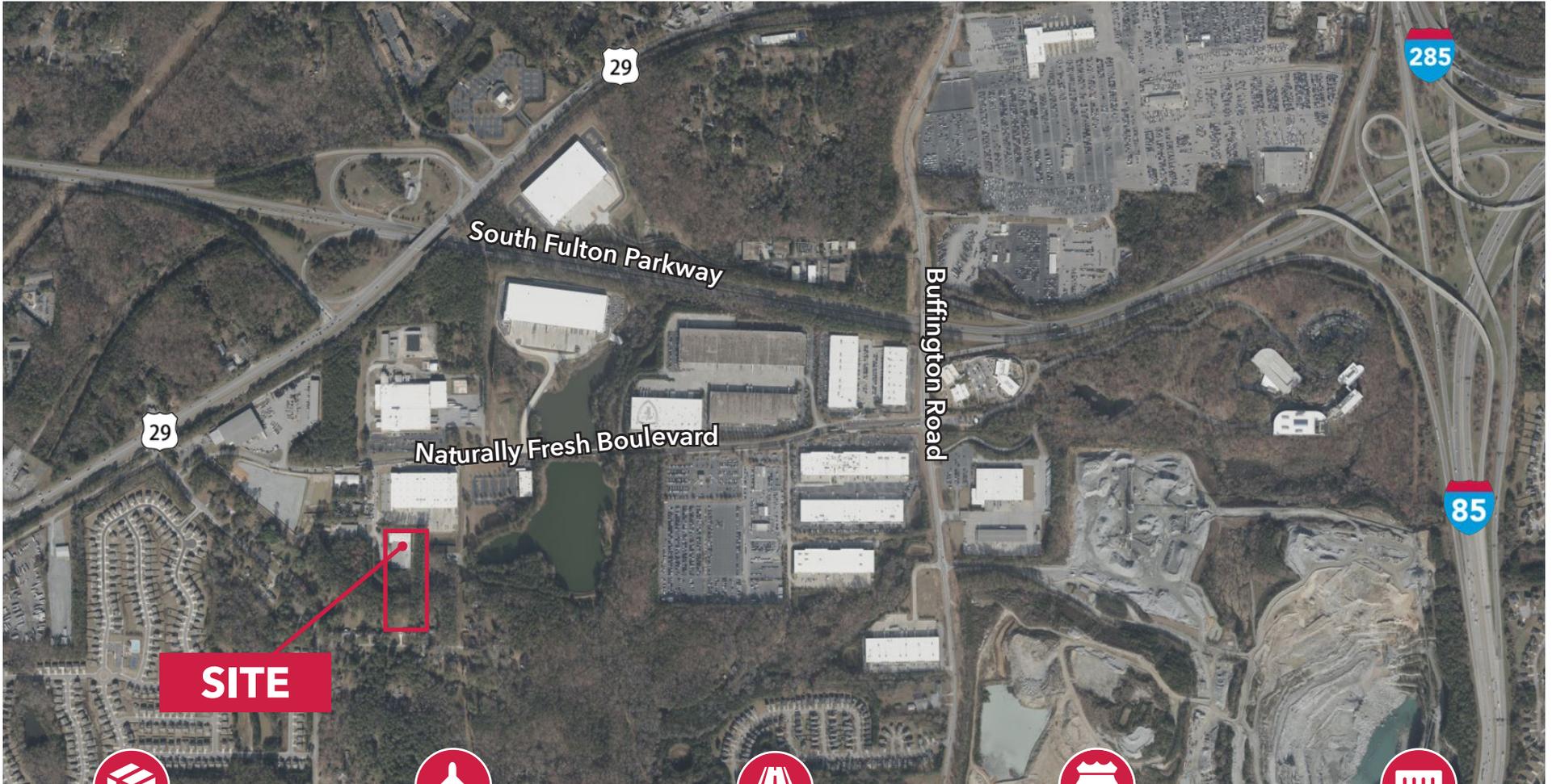
- Two (2) dock high doors | One (1) drive in door
- There is improvable raw land on the parcel that can be converted to IOS
- 100% leased to one tenant with lease expiration 02/28/2026 with one (1) two (2) year renewal option at below market rents
- Clear height varies (14' - 24')
- Multi-level building

## LOCATION HIGHLIGHTS

- Located off Naturally Fresh Boulevard in South Fulton, GA
- Infill location - less than 1.5 miles to I-85 and I-285
- Close proximity to Atlanta airport



# LOCATION OVERVIEW



## PARCEL HUBS

UPS Ground  
*(9.7 Miles)*  
FedEx Freight  
*(13.3 Miles)*



## AIRPORTS

Hartsfield-Jackson  
International ATL Airport  
*(4.8 Miles)*



## ACCESS POINTS

Buffington Road  
*(1.0 Mile)*  
S. Fulton Parkway  
*(1.3 Miles)*



## INTERSTATES

Interstate 85  
*(1.5 Miles)*  
Interstate 285  
*(2 Miles)*



## RAIL

CSX Fairburn  
*(13.2 Miles)*  
Norfolk Southern Austell  
*(24.5 Miles)*



## CONTACT

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