



3075
South Park

ELLENWOOD, GEORGIA 30294



**30,525 -
150,525 SF**
AVAILABLE FOR LEASE

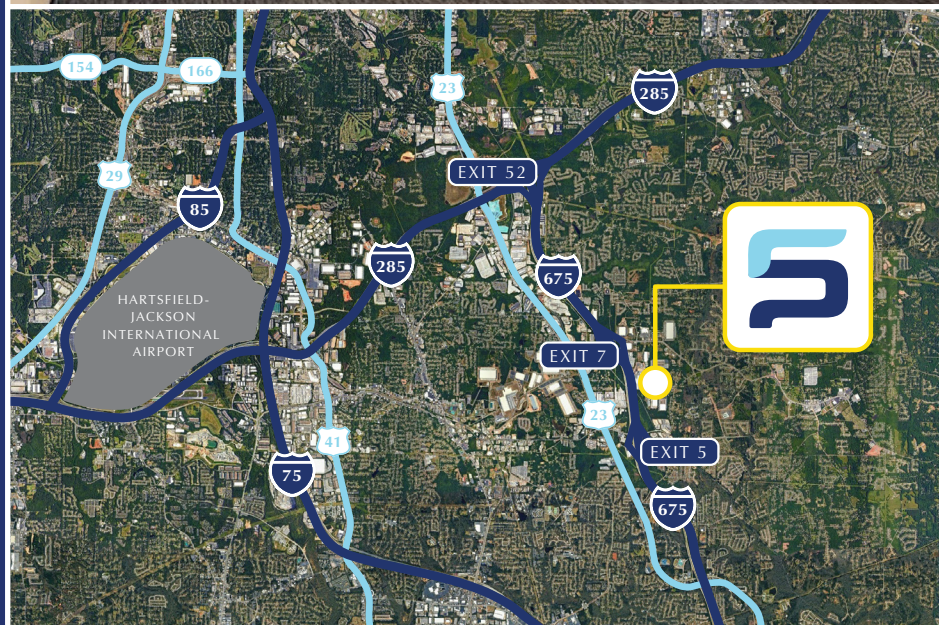




High-Capacity Distribution Center

3075 South Park Boulevard is a 234,525-square-foot distribution facility strategically positioned near the intersection of Anvil Block Road and I-675 in Ellenwood, Georgia. Originally 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, and an ESFR sprinkler system, supporting high-volume, efficient operations.

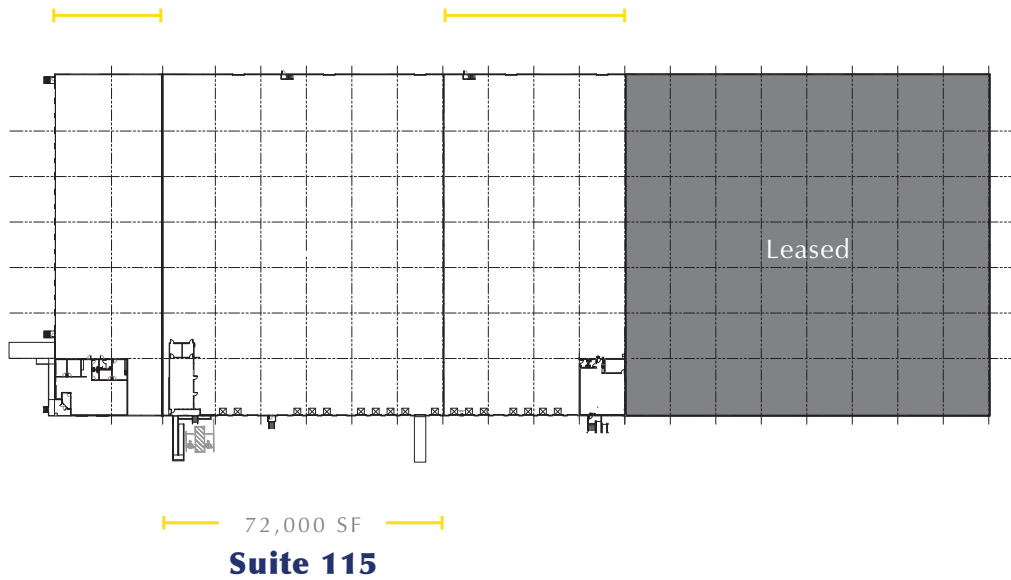


Suite 125

30,525 SF

Suite 110

48,000 SF



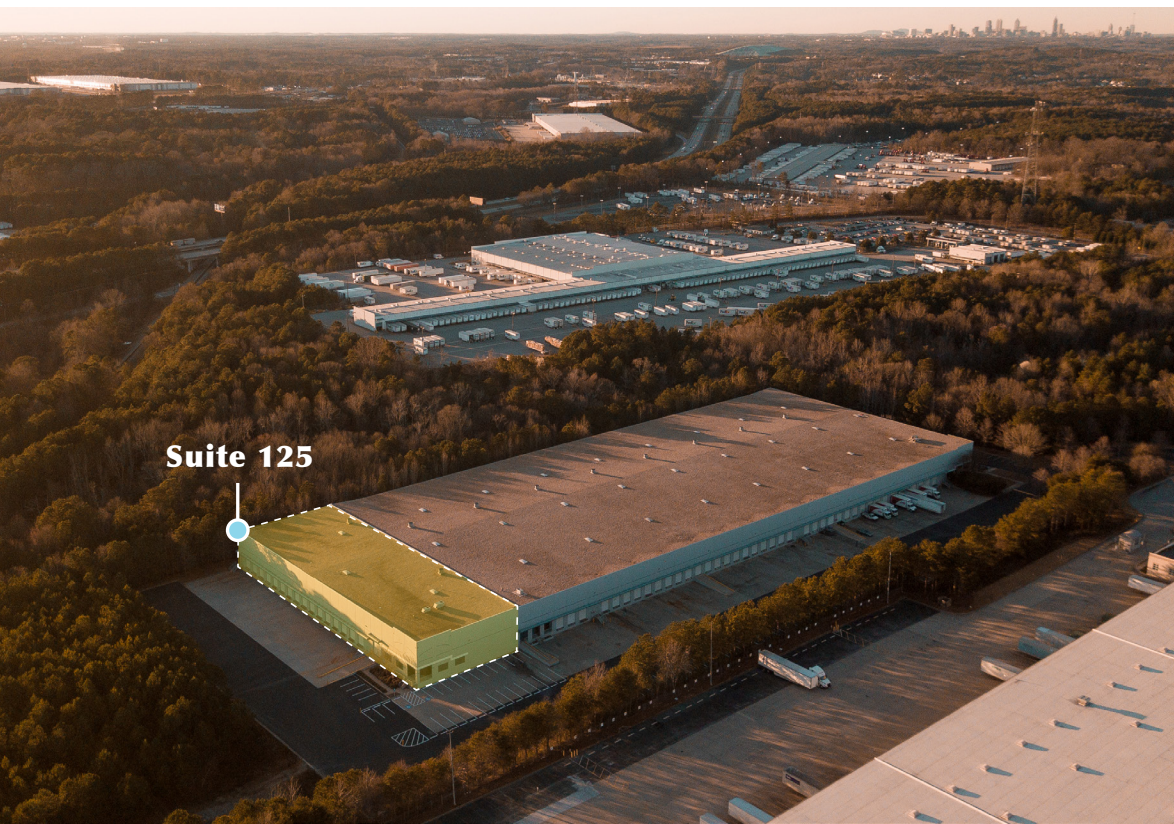
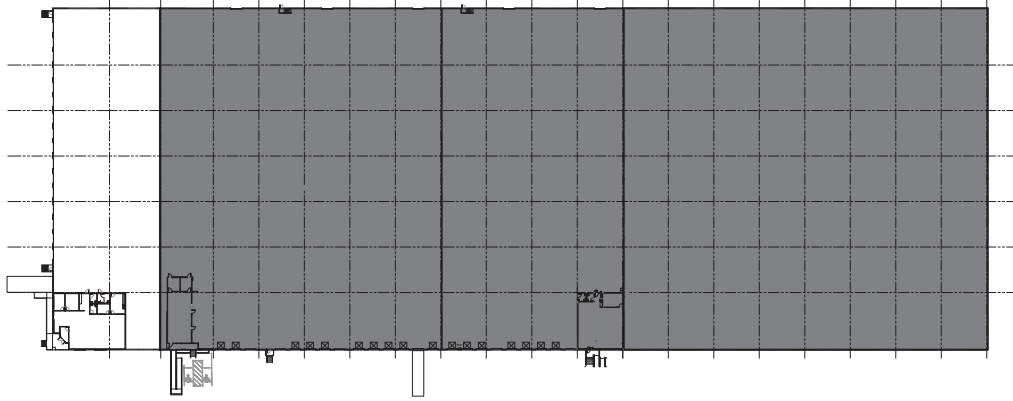
Suites 125 / 115 / 110

Available	150,525 SF
Office	7,132 SF
Clear Height	30'
Column Spacing	40'-0" x 40'-0" with 50' loading bays
Loading	Front- and side-load, dock high
Dock Count	40
Drive-Ins	2
Year Built	1998
Sprinkler	ESFR

- Interstate Access**
- 5.5 Miles to I-285
 - 8.5 Miles to I-75
 - 15 Miles to I-85
 - 10 Miles to Hartsfield-Jackson International Airport

Suite 125

30,525 SF



Suite 125

Available 30,525 SF

Office 3,228 SF

Clear Height 30'

Column Spacing 40'-0" x 40'-0"
with 50' loading bays

Loading Side-load

Dock Count 16

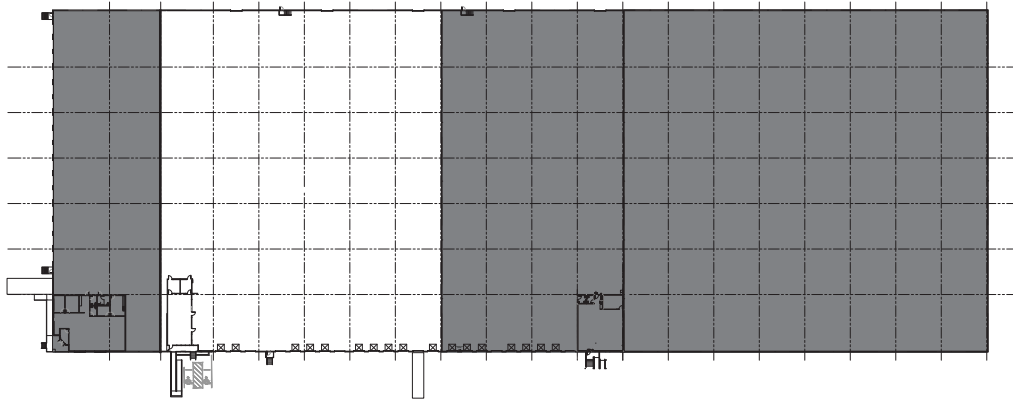
Drive-Ins 1

Year Built 1998

Sprinkler ESFR

Interstate Access

- 5.5 Miles to I-285
- 8.5 Miles to I-75
- 15 Miles to I-85
- 10 Miles to Hartsfield-Jackson International Airport



72,000 SF
Suite 115



Suite 115

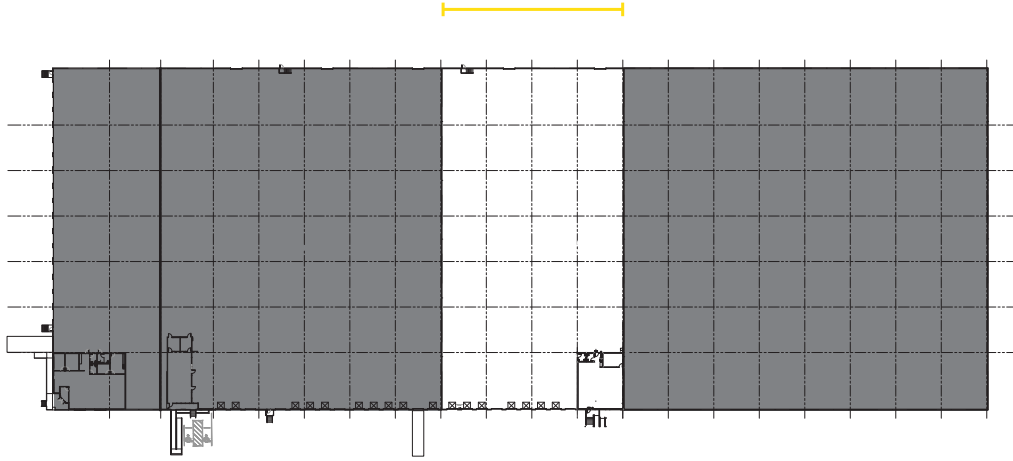
Available	72,000 SF
Office	1,904 SF
Clear Height	30'
Column Spacing	40'-0" x 40'-0" with 50' loading bays
Loading	Front-load, dock high
Dock Count	13
Drive-Ins	1
Year Built	1998
Sprinkler	ESFR

Interstate Access

- 5.5 Miles to I-285
- 8.5 Miles to I-75
- 15 Miles to I-85
- 10 Miles to Hartsfield-Jackson International Airport

Suite 110

48,000 SF



Suite 110

Suite 110

Available	48,000 SF
Office	2,000 SF
Clear Height	30'
Column Spacing	40'-0" x 40'-0" with 50' loading bays
Loading	Front-load, dock high
Dock Count	8
Drive-Ins	0
Year Built	1998
Sprinkler	ESFR

Interstate Access

- 5.5 Miles to I-285
- 8.5 Miles to I-75
- 15 Miles to I-85
- 10 Miles to Hartsfield-Jackson International Airport



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