

215,880 SF Cold Storage Available (Divisible) +  
27,463 SF Ambient Stand Alone Building

\* Rail Served Capability



Freezer/Cooler Warehouse -  
Available Immediately

For Lease | 5400 Fulton Industrial Blvd. | Atlanta, GA

**215,800 SF Full Building Divisible by:**

- $\pm$  75,000 SF Freezer Or
- $\pm$  140,000 SF Freezer & Cooler

**Contact Us:**

**Turner Wisheart**

OnPace Cold  
+1 770 654 4334  
turner.wisheart@onpacepartners.com

**Cater Cosgrove**

OnPace Cold  
+1 404 317 0930  
cater.cosgrove@onpacepartners.com

**Chris Cummings**

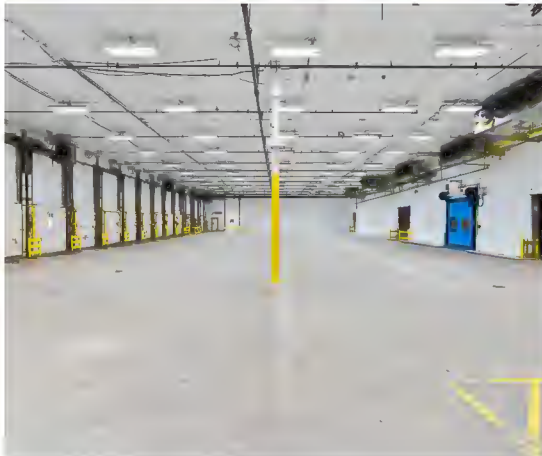
OnPace Cold  
+1 678 612 9958  
chris.cummings@onpacepartners.com

**Nathan Anderson**

NAI Brannen Goddard  
+1 404 713 8532  
nanderson@naibg.com

## 5400 Fulton Industrial Boulevard | Atlanta, GA

### Cold Storage & Standalone Building Specs



*\*All SF's are approximate*

### COLD STORAGE SPECIFICATIONS

|                       |                                       |
|-----------------------|---------------------------------------|
| Total SF:             | ±215,880 (Divisible)                  |
| Freezer SF:           | ±67,652                               |
| Cooler SF             | ±71,931                               |
| Cold Dock:            | ±26,430                               |
| Office SF:            | ±5,681                                |
| Dry/Maint SF:         | ±44,186                               |
| Ceiling Heights:      | ±20' to ±28'                          |
| Pallet Positions:     | 9,847 currently; ability for ± 12,000 |
| Dock Doors:           | 31 DH; 1 DI                           |
| Lighting:             | LED & T5                              |
| Auto Parking:         | ±105 (highly expandable)              |
| Trailer Parking:      | 25 (expandable)                       |
| Electrical Service:   | 6500 Amps, 277/480 V, 3-phase, 4-wire |
| Refrigeration System: | Ammonia                               |

### TRUCK MAINT / DRY BLDG SPECIFICATIONS

|                           |                                   |
|---------------------------|-----------------------------------|
| Total SF:                 | 27,463                            |
| Dock High Warehouse SF:   | ±8,961                            |
| Dock High Loading:        | 10 doors with levelers            |
| Grade Level Warehouse SF: | ±17,220                           |
| Grade Level Loading:      | 20 grade level doors (cross-dock) |
| Office SF:                | ±1,282                            |

# 5400 Fulton Industrial Boulevard | Atlanta, GA

## Cold Storage & Standalone Building Floorplans

Potential Demising Scenarios: 215,880 SF Cold Storage

27,463 SF Ambient Bldg

**1** ± 140,790 SF

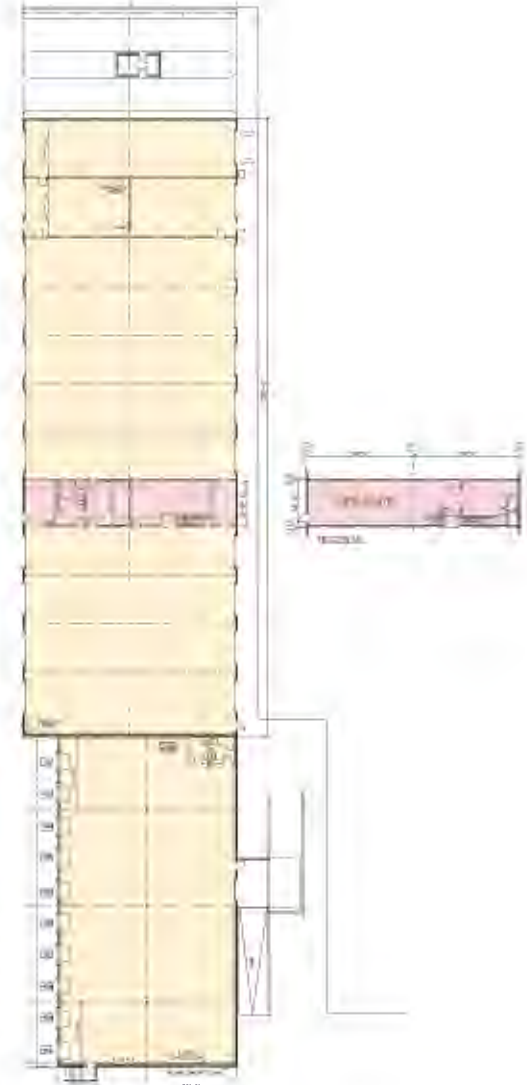
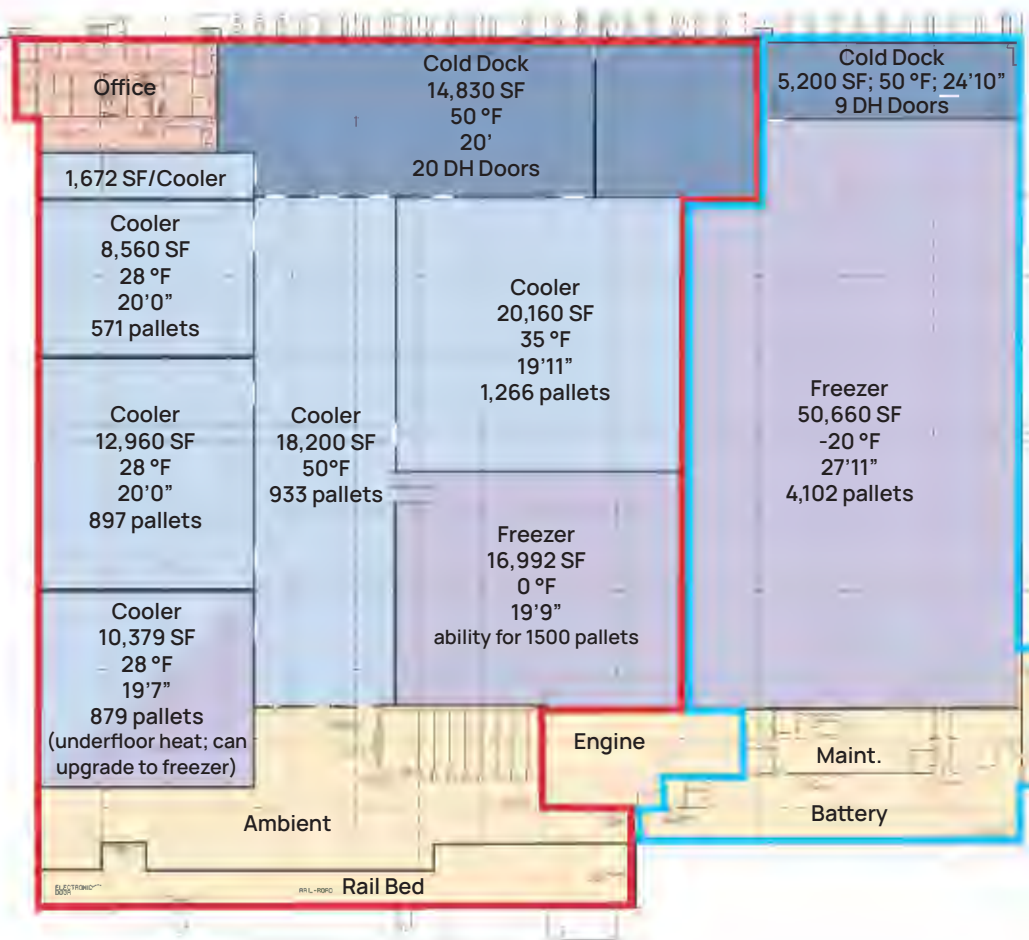
|               |        |
|---------------|--------|
| Freezer SF    | 16,992 |
| Cooler SF     | 71,931 |
| Cold Dock SF  | 14,830 |
| Office SF     | 5,681  |
| Maint/Misc SF | 31,356 |

**2** ± 75,090 SF

|               |          |
|---------------|----------|
| Freezer SF    | 50,660   |
| Cooler SF     | 6,400    |
| Cold Dock SF  | 5,200    |
| Office SF     | ± 2,000  |
| Maint/Misc SF | ± 10,830 |

**Full Building Details:**  
215,880 SF

|               |        |
|---------------|--------|
| Freezer SF    | 67,652 |
| Cooler SF     | 71,931 |
| Cold Dock SF  | 26,430 |
| Office SF     | 5,681  |
| Maint/Misc SF | 44,186 |

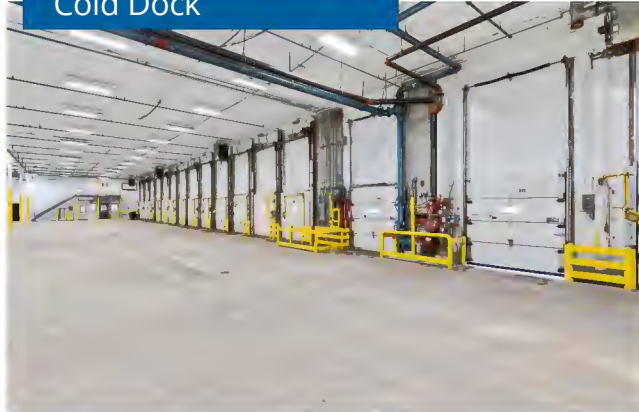


5400 Fulton Industrial Boulevard | Atlanta, GA  
*Building Photos*

-20 °F Freezer



Cold Dock



28 °F Freezer



0 °F Freezer



Truck Maint. Building



Engine Room



Building Aerial



Cold Dock



Building Aerial



## 5400 Fulton Industrial Boulevard | Atlanta, GA

The facility is located in Atlanta's most mature industrial submarket with over 120 million SF of industrial space. 5400 Fulton Industrial offers connectivity into Atlanta via I-20 (3.5 mi) and I-285 (5.2 mi) and Hartsfield Jackson Airport is 14.2 miles away.

### Recent Facility & Site Upgrades

- Refrigeration system overhaul - 2022
- Roof Repairs/Replacement - 2017
- New Lighting - 2022
- Parking Lot Seal and Re-Stripe - 2023
- Painting - 2022



### Contact Us:

#### Turner Wisehart

OnPace Cold  
+1 770 654 4334  
turner.wisehart@onpacepartners.com

#### Chris Cummings

OnPace Cold  
+1 678 612 9958  
chris.cummings@onpacepartners.com

#### Cater Cosgrove

OnPace Cold  
+1 404 317 0930  
cater.cosgrove@onpacepartners.com

#### Nathan Anderson

NAI Brannen Goddard  
+1 404 713 8532  
nanderson@naibg.com

