

## Potential Corporate Campus, Southside Beltline



### Property Highlights

- 140,000 Sq. Ft. in 2 separate/adjacent buildings
  - 1144 Mailing Ave (85,000sf)
  - 460 Englewood Ave (55,000sf)
- **Mailing Ave**
  - Office: 25,000 Sq. Ft.
  - Flex: 15,000 Sq. Ft.
  - Warehouse: 38,336 Sq. Ft. with 80' x 120' column free / 30 Ft. Ceiling Height
  - Heavy Power
  - 1 Overside Elephant Door
  - 4 Dock High Loading Doors
- **460 Englewood Ave**
  - 55,000 Sq. Ft.
  - White Box
- 11.5 Acres with 1,000 feet frontage on Atlanta Beltline
- 2,500 Multi-Family Units under construction within 1,000 feet of property
- Beltline construction to commence on adjacent trail section, 2024
- 2 miles from GA State Capital
- Unobstructed Atlanta skyline views



## Site Plan



For Leasing Information:

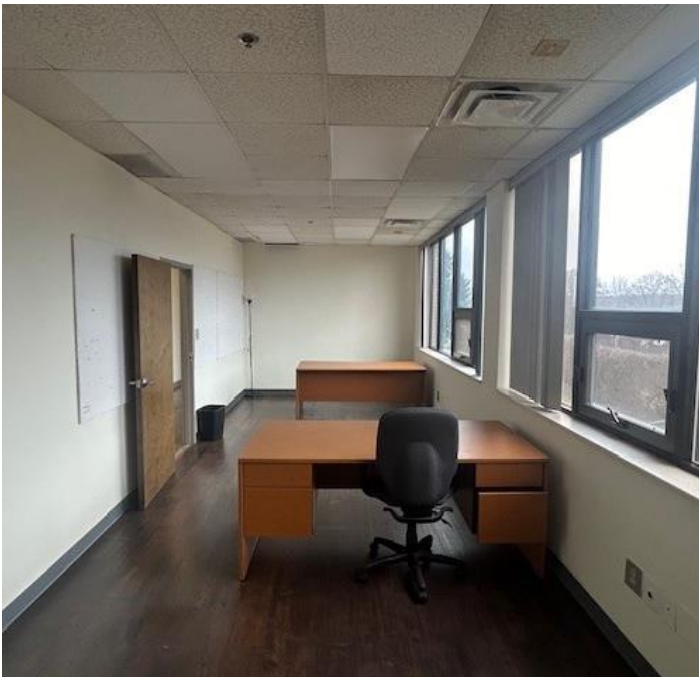
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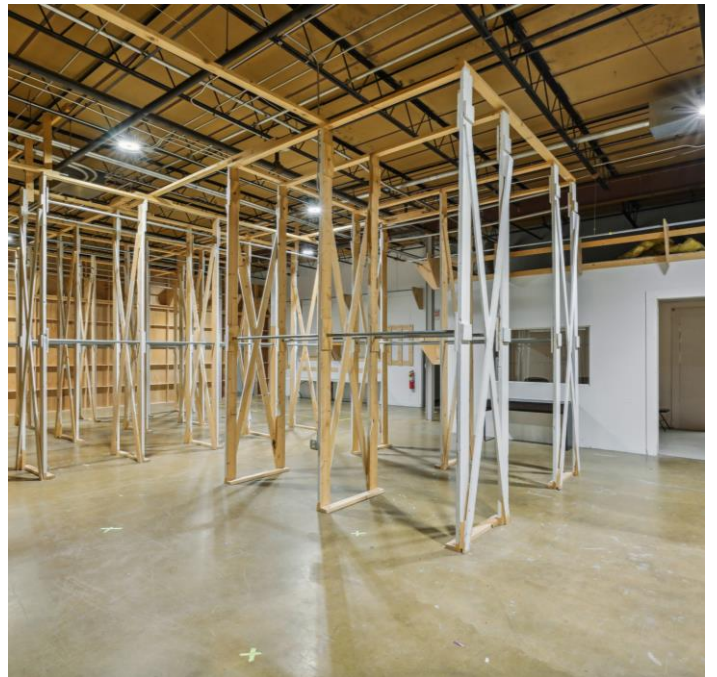
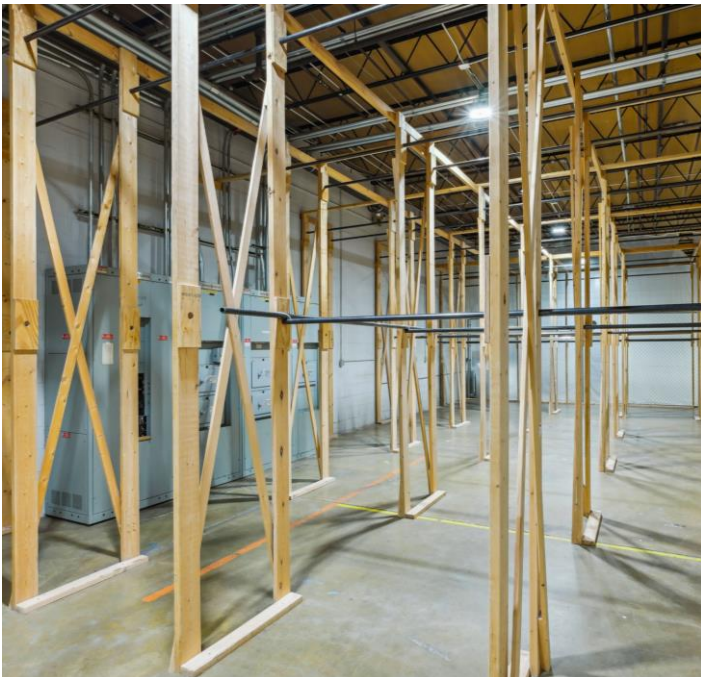
## Mailing Avenue Photos



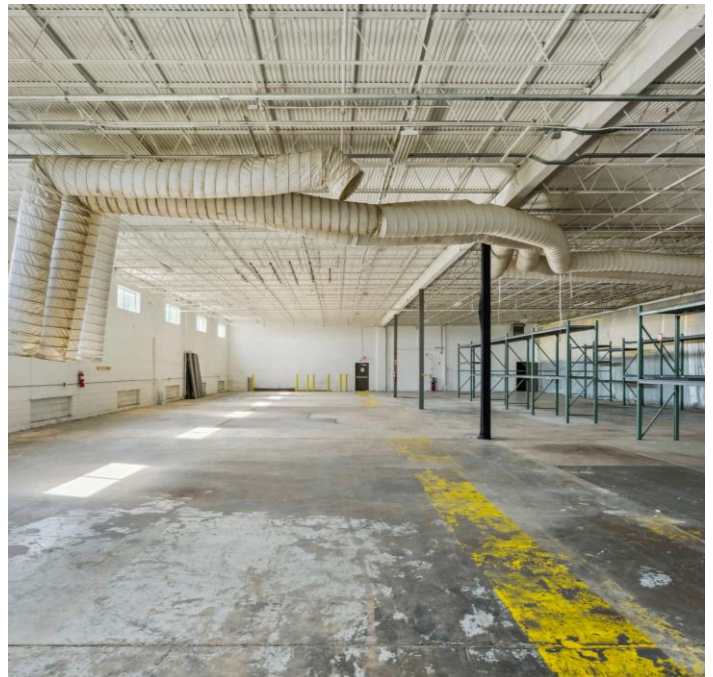
## Mailing Ave Office Photos



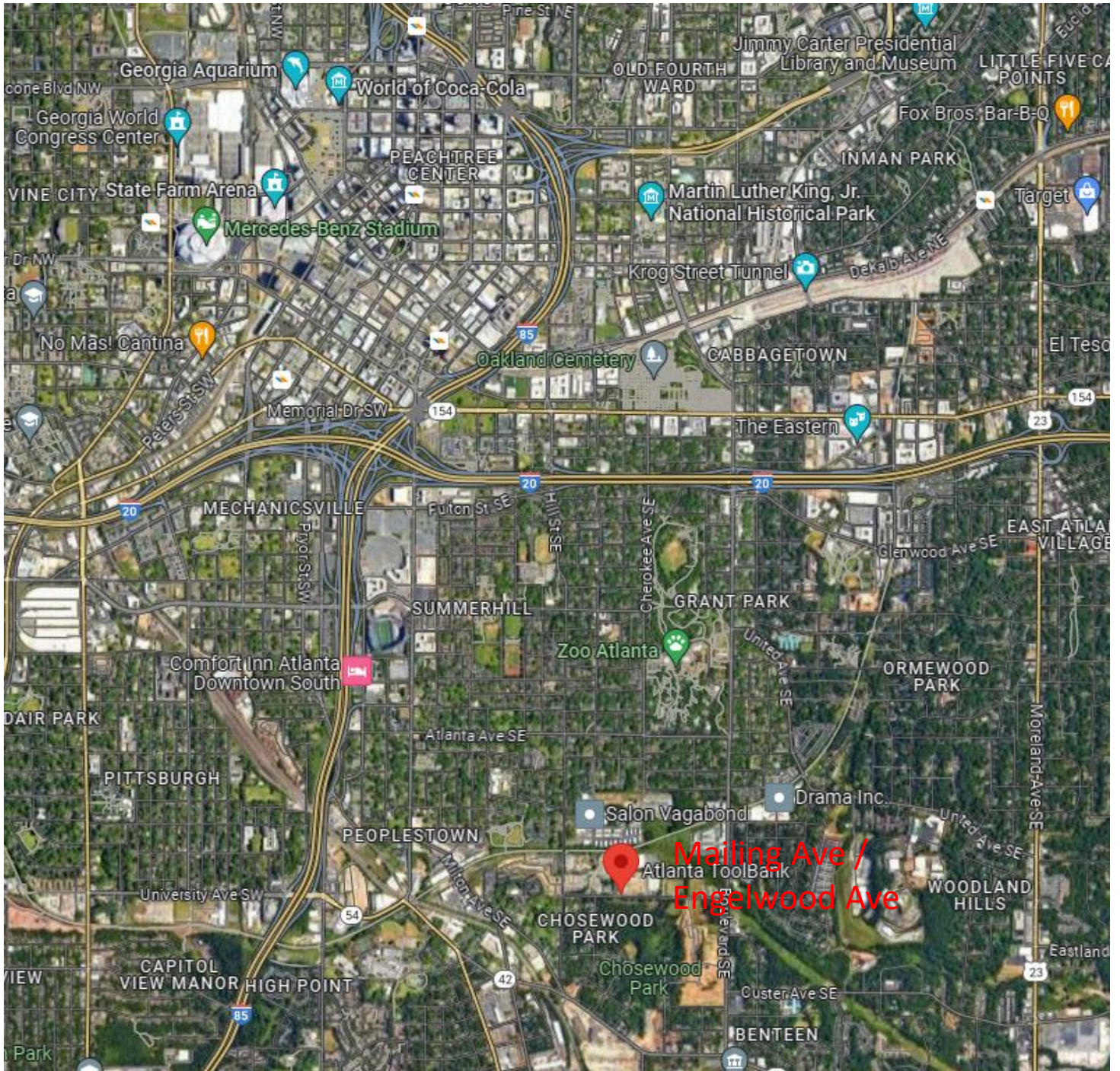
## Mailing Ave– Flex Space



## 460 Englewood Photos



## Map



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## Property Aerial

