

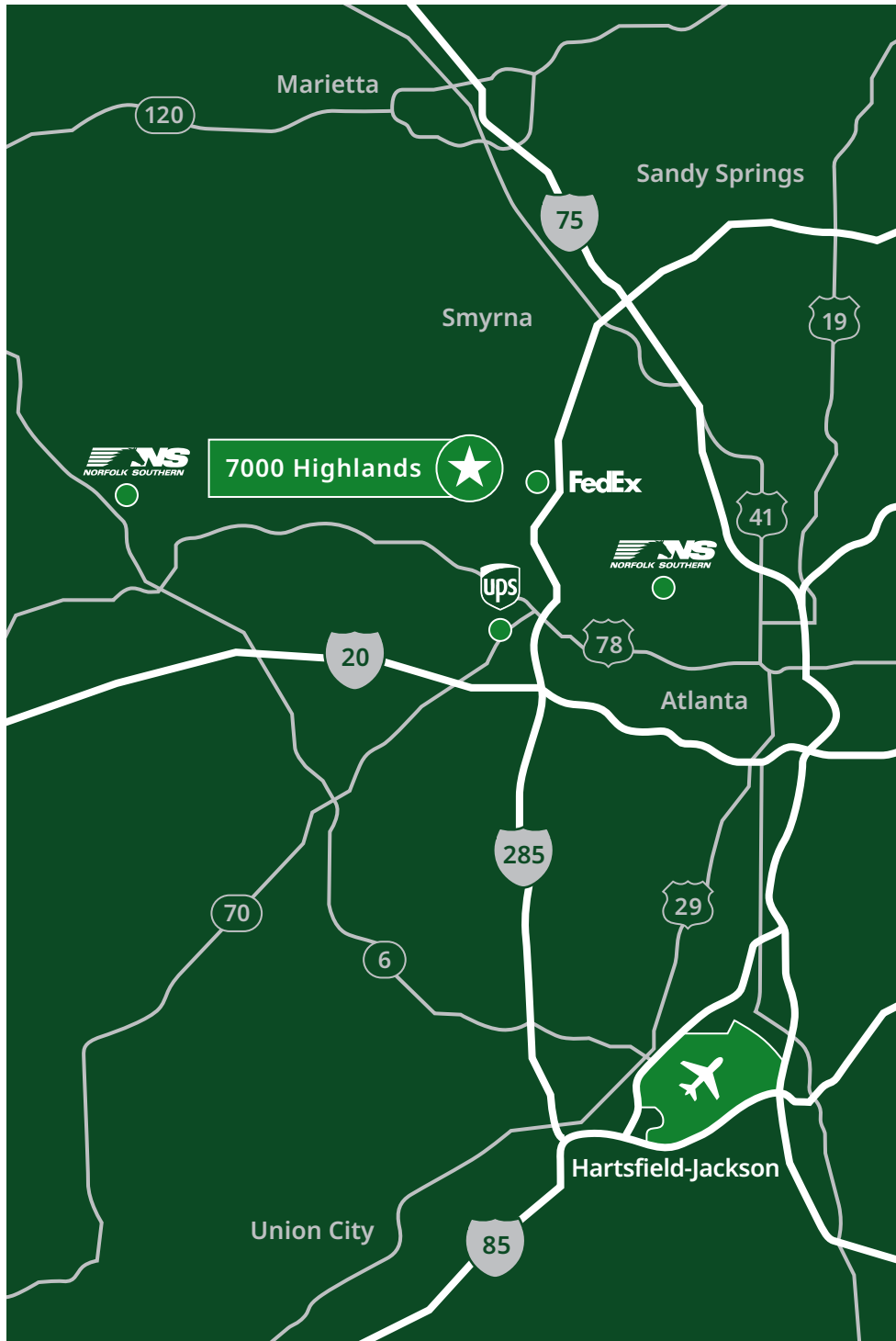


## 30,730 SF Warehouse Space For Lease

*4,595 SF Class A Office Included*

7000 Highlands Parkway SE, Smyrna, GA 30082





## 7000 Highlands Parkway SE, Smyrna, GA 30082

Located just outside of Atlanta's Perimeter, Interstate-285, 7000 Highlands Parkway offers convenient access to numerous rail, logistics, and transportation options. Both the warehouse and the office is fully air-conditioned and there are 166 auto parking spaces for employees and visitors.

| NOTABLE DESTINATIONS                     | DRIVING DISTANCES (MILES) |
|--|---------------------------|
| FedEx Freight                            | 2.2                       |
| I-285                                    | 2.6                       |
| UPS                                      | 6.4                       |
| I-20                                     | 7.3                       |
| Norfolk Southern, Inman Yard             | 7.9                       |
| Norfolk Southern, Whitaker               | 11.1                      |
| Downtown Atlanta                         | 13.4                      |
| Hartsfield-Jackson International Airport | 18.1                      |

7000 Highlands Parkway SE, Smyrna, GA 30082

### BUILDING FEATURES

|                 |                              |
|-----------------|------------------------------|
| Total SF        | 123,808                      |
| Available SF    | 30,730                       |
| Office SF       | 4,595                        |
| Dock High Doors | 6                            |
| Clear Height    | 26'                          |
| Truck Court     | 110' Minimum                 |
| Auto Parking    | 166 Spaces                   |
| Column Spacing  | 40' x 40'                    |
| Power           | 1,200 amp, 120/208v, 3-phase |



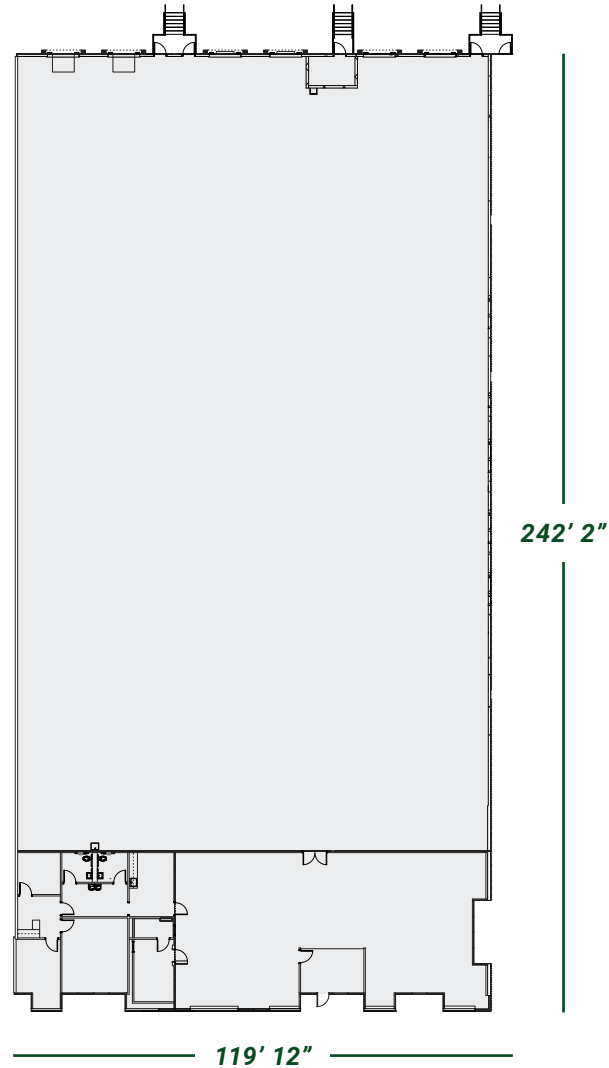
# 30,730 Total SF For Lease

## Suite 150

7000 Highlands Parkway SE  
Smyrna, GA 30082

(6) 8' W X 10' H DOCK DOORS

4,595 SF Office



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