

4777 Aviation Parkway, Atlanta, GA | Building 3

13,411 SF Industrial Sublease Opportunity



BELOW MARKET SUBLEASE

REMAINING SUBLEASE TERM 11/30/2029



13,411 SF
Available



Office +
Warehouse
Configuration



Located in Airport/
South Atlanta
Industrial Corridor



Access to I-75,
I-285 & Airport
Cargo Facilities



Ideal for
Distribution,
Logistics, Service
Operations, or
Regional Hub Users

Patrick Nilan
+1 404 308 1276
patrick.nilan@kbcadvisors.com

Sam Pugmire
+1 770 331 0908
samuel.pugmire@kbcadvisors.com

KBC Advisors | Atlanta
1776 Peachtree Street NW, Suite 120S
Atlanta, GA 30309



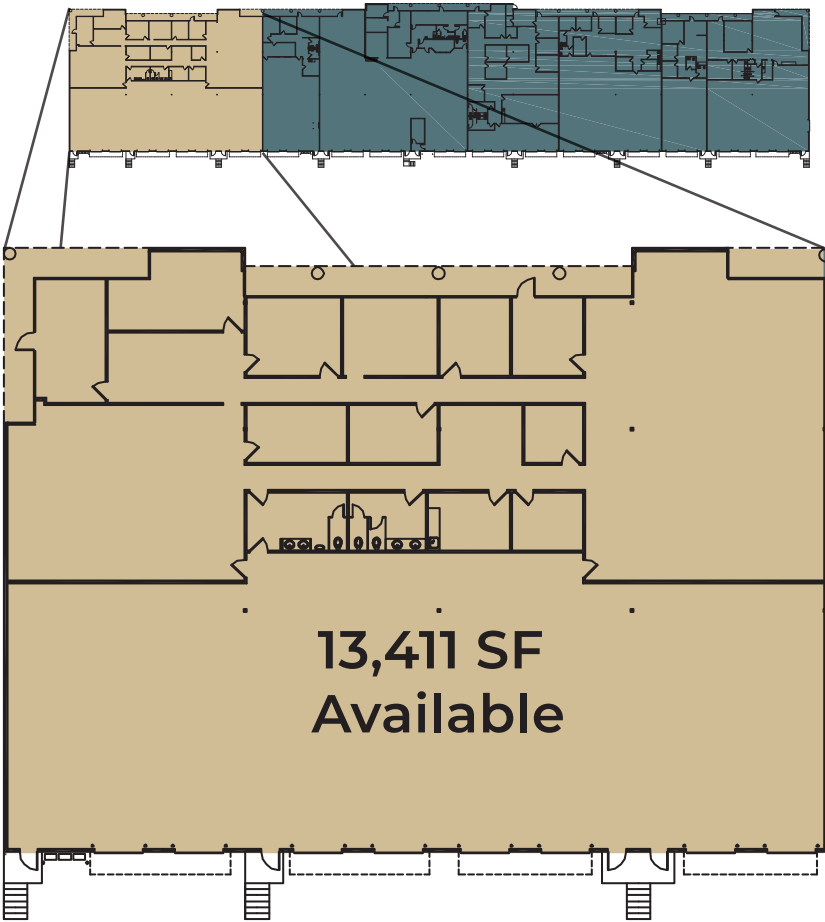
Property Overview

South
Atlanta
Industrial
Location

Proximity to
Airport and
Interstate
System

Functional
Office/
Warehouse
Mix

Access to
Major
Logistics
Infrastructure



PROPERTY OVERVIEW

Address	4777 Aviation Parkway, Bldg 3, Atlanta, GA 30349	Drive-In Door	1
Total Building SF	52,032 SF	Drive-In Door Size	12' x 12'
Total Suite SF	13,411 SF	Sprinkler	Wet
Warehouse SF	6,973 SF	Clear Height	15'
Office SF	6,438 SF	Auto Parking	2 Spaces / 1,000 SF
Dock High Doors	8	Location Highlights	Minutes from Hartsfield-Jackson Atlanta International Airport. Excellent connectivity to I-75 and I-285

Access Map

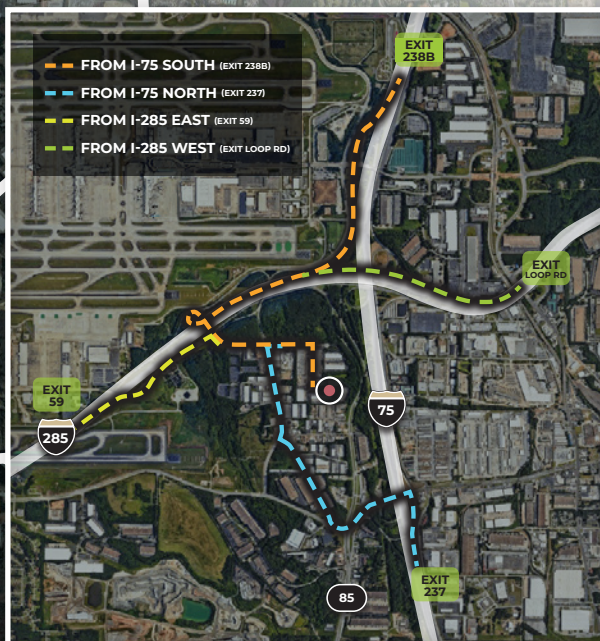
UNMATCHED I-75 & I-285 ATLANTA CONNECTIVITY

I-75	2 miles
I-285	2 miles
Hartsfield-Jackson Atlanta International Airport	3 miles

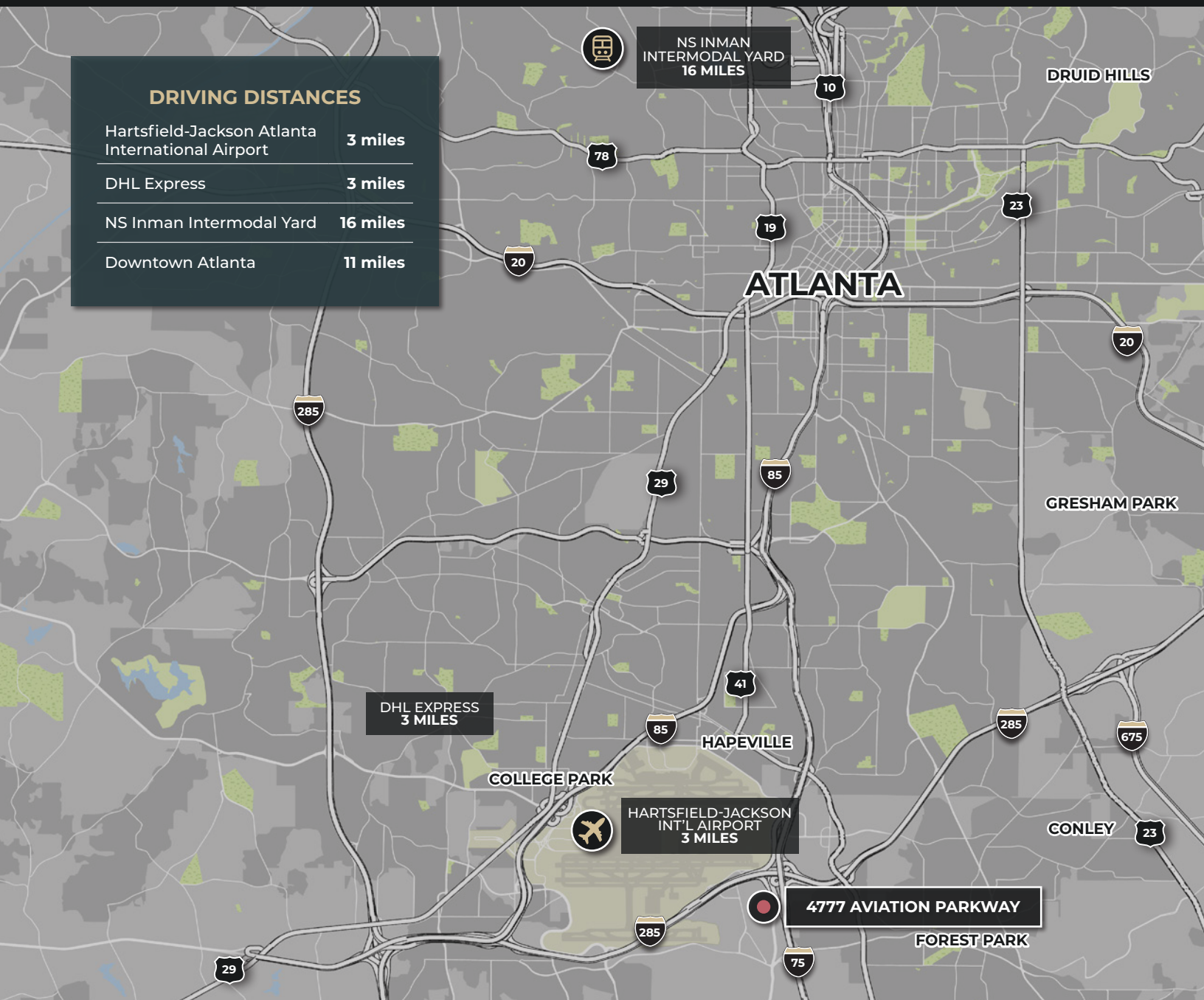


HARTSFIELD-JACKSON
INT'L AIRPORT
3 MILES

4777 AVIATION PARKWAY



Regional Map



Patrick Nilan
+1 404 308 1276
patrick.nilan@kbcadvisors.com

Sam Pugmire
+1 770 331 0908
samuel.pugmire@kbcadvisors.com

KBC Advisors | Atlanta
1776 Peachtree Street NW, Suite 120S
Atlanta, GA 30309

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

