



69,348 SF FOR SUBLEASE

170 SELIG DRIVE | ATLANTA, GA 30336

LISTED WITH:



COMMERCIAL REAL ESTATE SERVICES

CONTACT:

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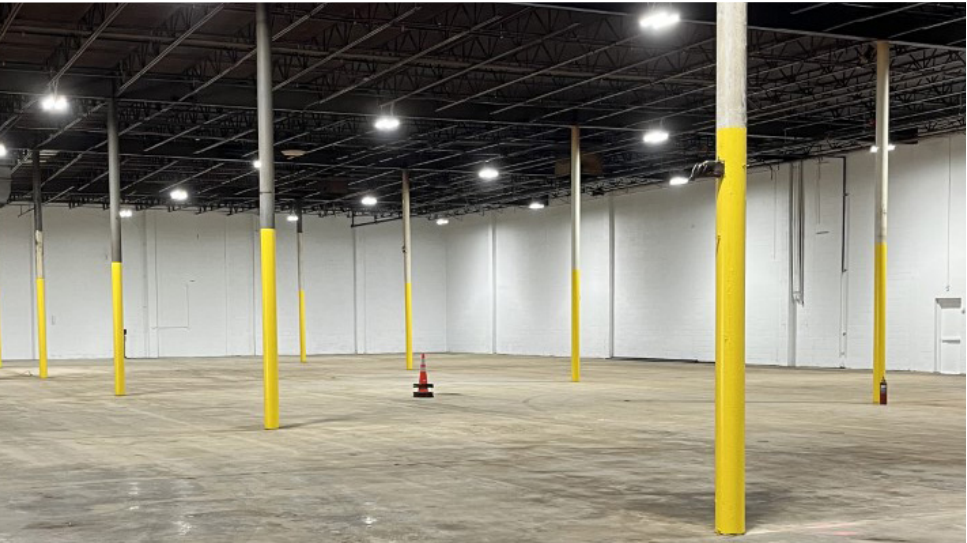
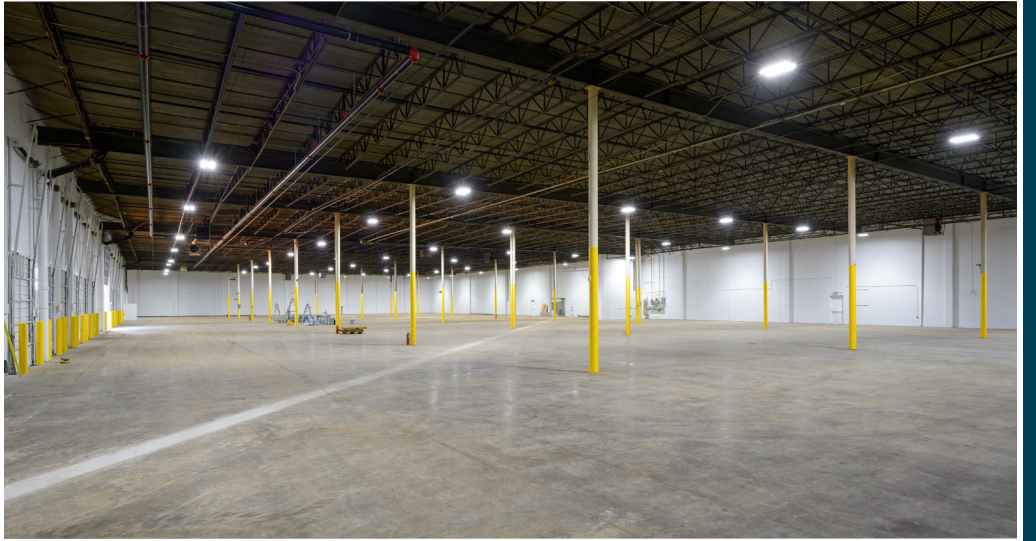
PROPERTY OVERVIEW

- 69,348 SF Available
- ± 4,774 SF Office (plus 2,357 SF mezzanine)
- Term through 4/30/2031
- 11 (8X10) Dock High Doors with 9 Edge of Dock Levelers and 1 Pit Leveler
- 1 (8X10) Drive In Door (Mechanical Ramp)
- ± 23' Clear Height
- 37' L X 40' W Column Spacing
- 3 Phase Power with 1,200 Amps
- M-2 Zoning (Heavy Industrial)
- ESFR Sprinkler System

IMPROVEMENTS

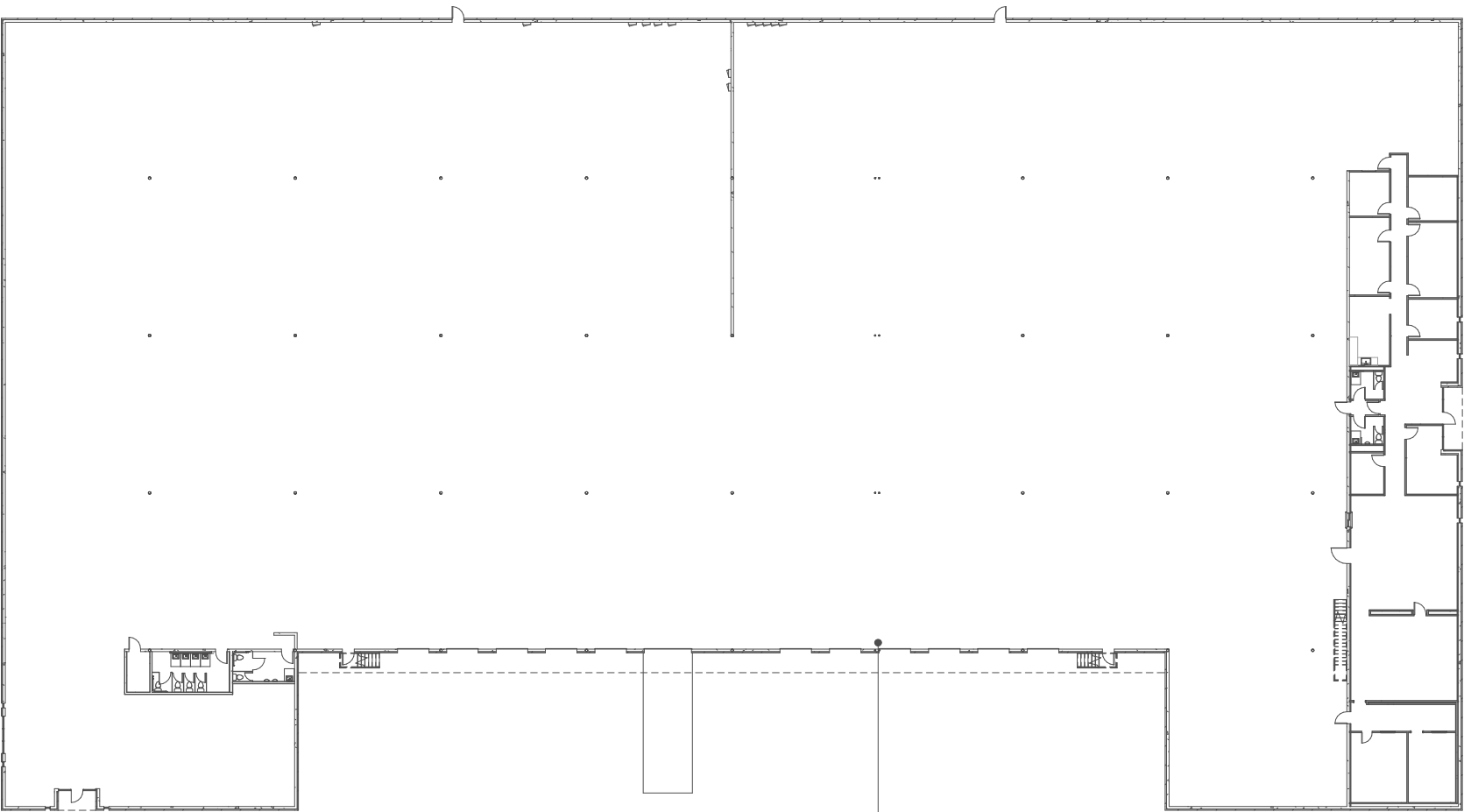
- New TPO roof
- Office: New paint, carpet, LEDs, LVT flooring, ceiling tiles, millwork, and restroom/breakroom fixtures
- HVAC: Replaced and repaired duct work, installed new furnaces and warehouse heaters, and repaired all RTUs
- Truck Court and Parking Lot: New asphalt, striping, and 6' concrete pad in truck court
- Warehouse: New paint and LEDs
- Thermal and Moisture control: Caulked and sealed storefront and exterior control joints



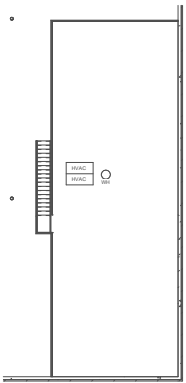


ADDITIONAL PROPERTY PHOTOS



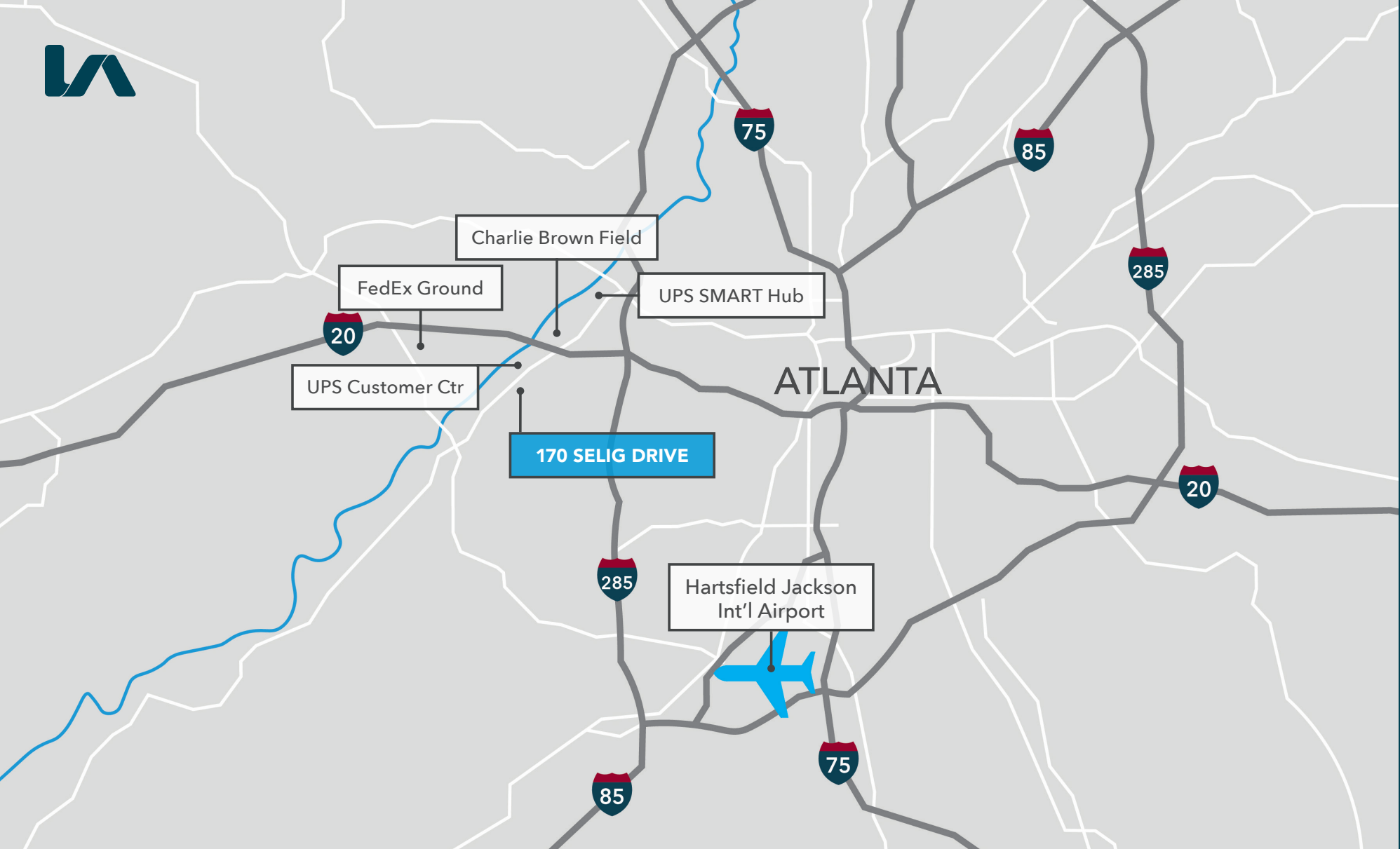


MAX COATING



MEZZANINE





KEY ACCESS POINTS

- Fulton Industrial Blvd - 0.3 miles
- I-20 - 1.6 miles
- I-285 - 2.6 miles
- I-85 - 10.1 miles



PARCEL HUBS

- UPS Customer Center - 1.1 miles
- UPS SMART Hub - 3.5 miles
- FedEx Ground - 5.8 miles



AIRPORTS

- Charlie Brown Airport - 2.3 miles
- Hartsfield Jackson Int'l Airport - 16 Miles



PORTS

- Savannah Port - 258 Miles

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