

MOVE-IN READY SUBLEASE AVAILABLE

3645 SOUTHSIDE INDUSTRIAL PARKWAY | SUITE 104 | ATLANTA, GA • 30354

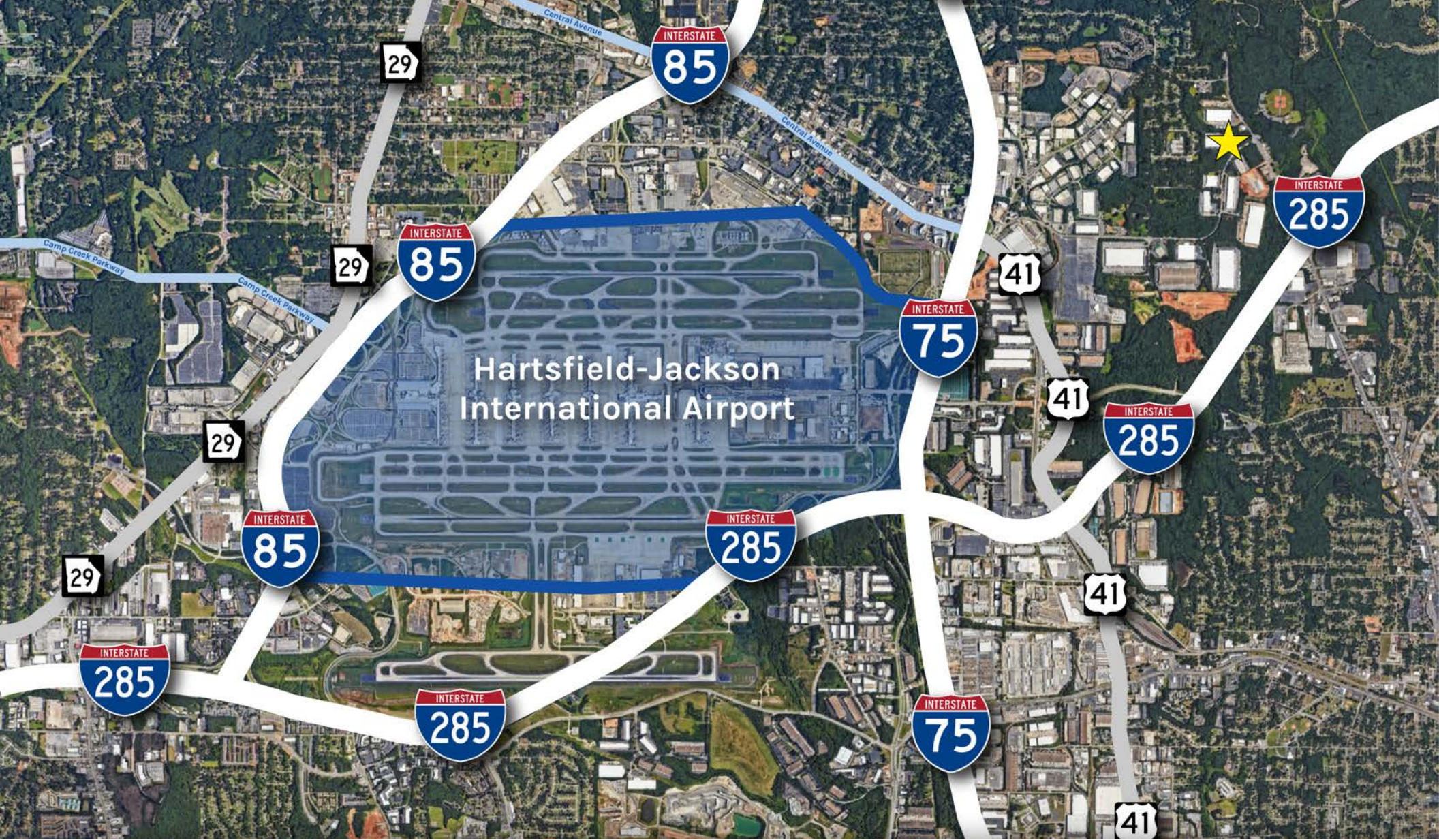


INDUSTRY
REAL ESTATE PARTNERS



PROPERTY SPECIFICATIONS

ADDRESS	3645 Southside Industrial Parkway Suite 104, Atlanta, GA 30354	DOCK POSITIONS	Five (5) Dock Positions Total, Three (3) with Levelers
YEAR BUILT	1988	LOADING CONFIGURATION	Rear Loading
PROPERTY TYPE	Industrial Flex Space	SPRINKLERS	Wet Sprinkler System
TOTAL SIZE	±19,065 SF	CONSTRUCTION	Masonry
WAREHOUSE	16,193 SF (84.9%)	TENANCY	Multi-Tenant
OFFICE	2,872 SF (5.1%)	ZONING	I-1 (Light Industrial)
COLUMN SPACING	40' x 40'	COUNTY	Fulton
RAMP POSITIONS	One (1) Ramp Position	LEASE EXPIRATION	January 31, 2029
CLEAR HEIGHT	24'	SUBMARKET	Airport/North Clayton



DRIVE TIMES

➤➤ 0.6 Mile to Interstate 285

➤➤ 1.2 Miles to Highway 41

➤➤ 2.5 Miles to Interstate 675

➤➤ 6.1 Miles to Downtown Atlanta

➤➤ 1.3 Miles to Interstate 75

➤➤ 2.2 Miles to Atlanta Airport

➤➤ 2.9 Miles to Interstate 85

➤➤ 6.3 Miles to Interstate 20



SUITE 104

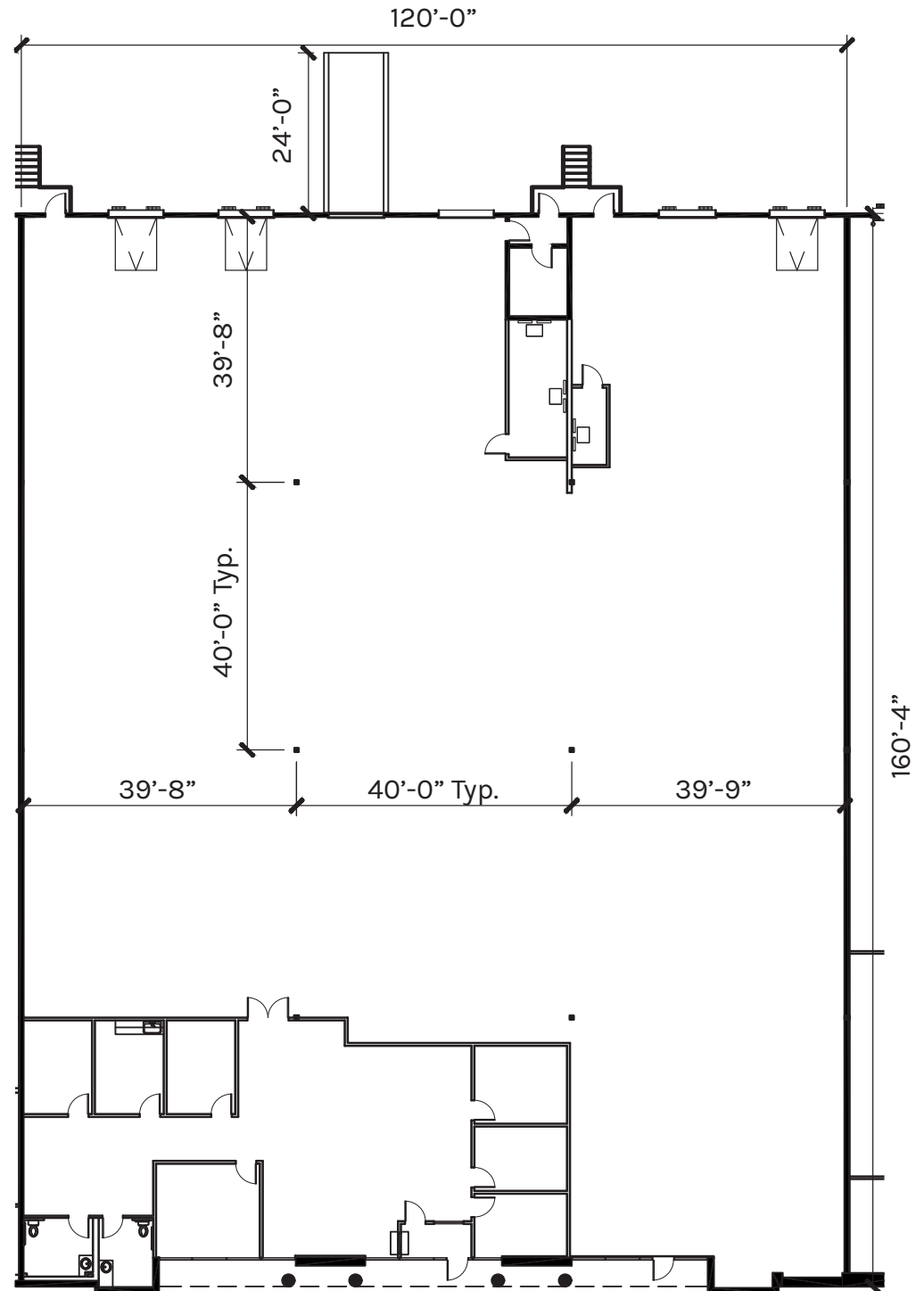
FLOOR PLAN

BUILDING SUMMARY

MINIMUM CLEAR HEIGHT	±24'-2"
MAXIMUM CLEAR HEIGHT	±26'-1"
SPRINKLERS	Yes / Wet System
CONDITIONED WAREHOUSE	Yes
TYP. COLUMN SPACING	40'-0" x 40'-0"

SUITE SUMMARY

OFFICE SF	2,872 SF
WAREHOUSE SF	16,193 SF
TOTAL SF	19,065
OFFICE %	15%
WAREHOUSE %	85%



BROKER CONTACTS

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INDUSTRY

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