

FOR LEASE

31,203 SF AVAILABLE
4415 Commerce Drive
Atlanta, GA

**WILSON
HULL
& NEAL**
REAL ESTATE, LLC



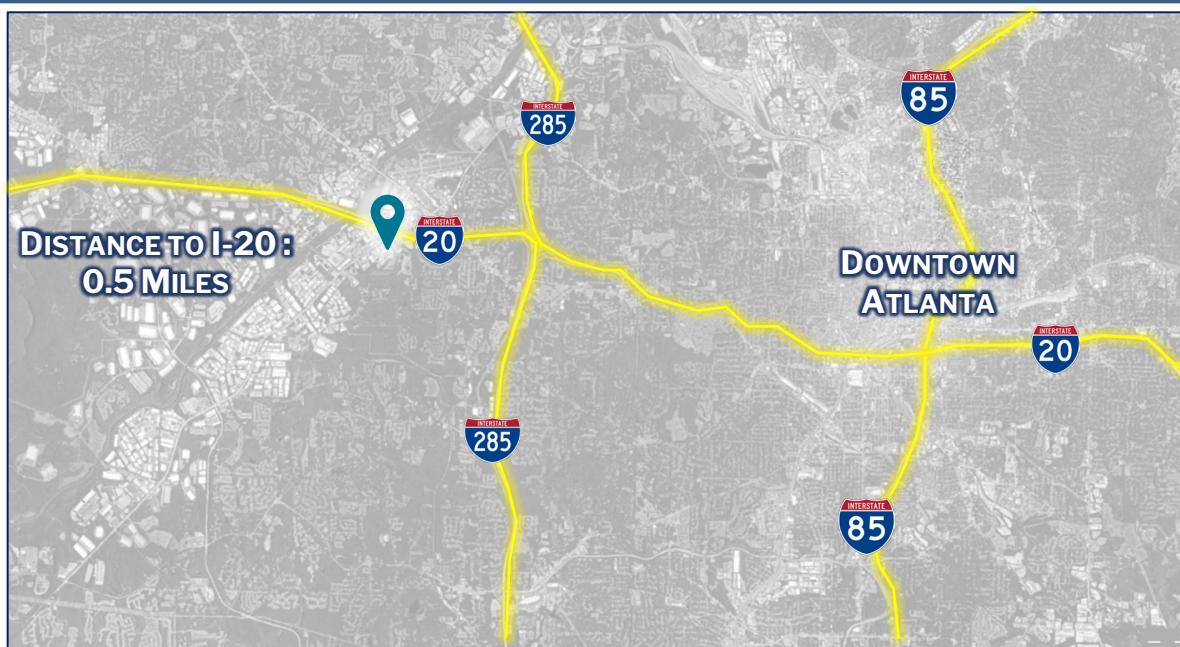
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SPACE FOR LEASE – INFORMATION

- **Total SF:** 31,203
- **Office SF:** 3,672
- **Warehouse SF:** 27,531
- **Dock High Doors:** 3
- **Clear Height:** 18'
- **Power:** 1,000-Amp, 3-Phase Power
- **Sprinkler System:** Standard Wet
- **Column Spacing:** 32' x 25'
- **Truck Court:** Fenced and Secured
- **Zoning:** Heavy Industrial (M-2)



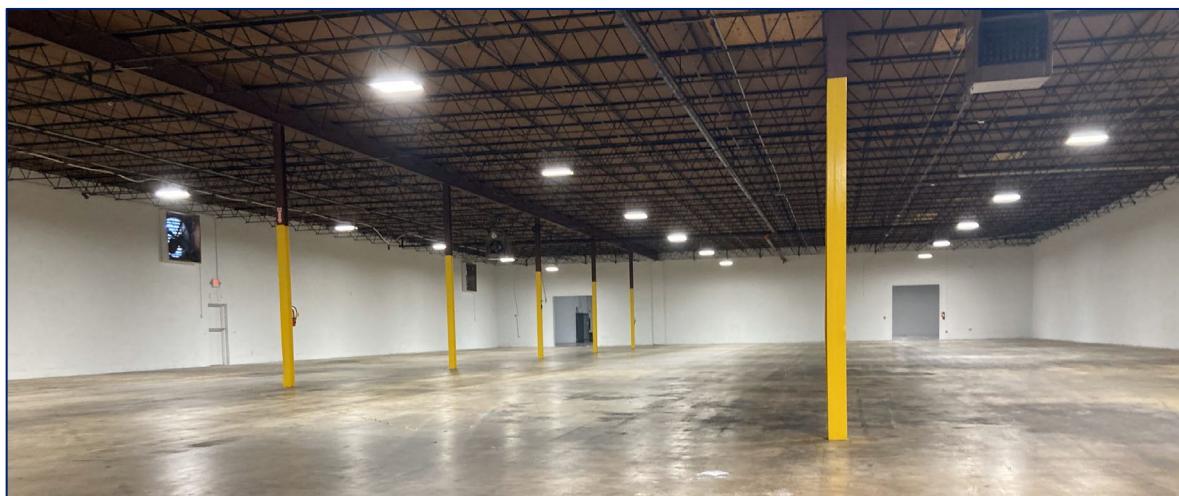
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WILSON
HULL
& NEAL
REAL ESTATE, LLC

 **Stonelake**
CAPITAL PARTNERS



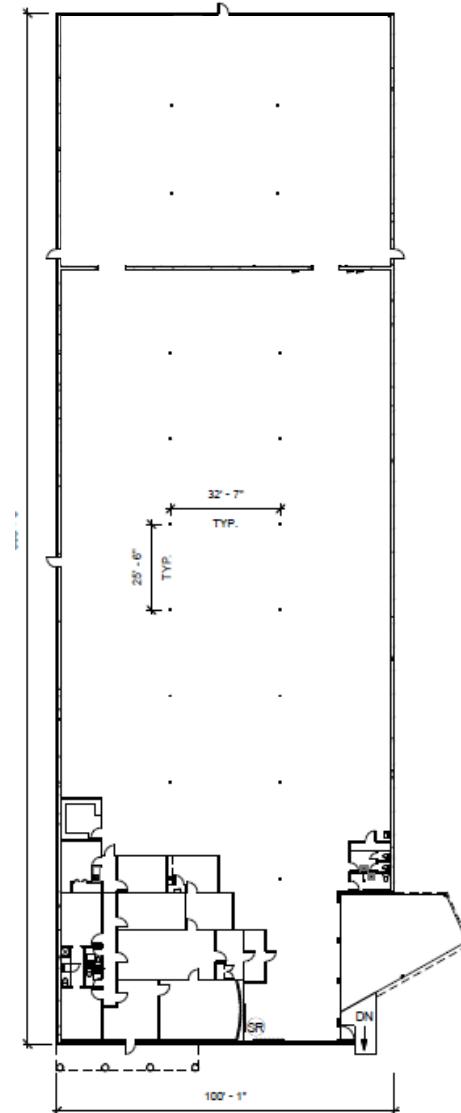
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2023 MAKE READY – INFORMATION

- **Office:** New paint, carpet, LVT flooring, LEDs, ceiling tiles, millwork, and restroom/breakroom fixtures
- **Store Front:** Replaced glass and awning
- **HVAC:** Service RTUs and warehouse heaters
- **Fence and Outside Storage:** Installed 8' chain link and barb-wire fence to secure West side truck court
- **Warehouse:** New paint and LEDs
- **Warehouse Floor:** Repaired and polished building slab
- **Warehouse Docks:** Replaced damaged dock doors and levelers



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DOWNTOWN
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