

# FOR LEASE

31,203 SF AVAILABLE  
4415 Commerce Drive  
Atlanta, GA

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



FENCED AND  
SECURED TRUCK  
COURT

COMMERCE DRIVE



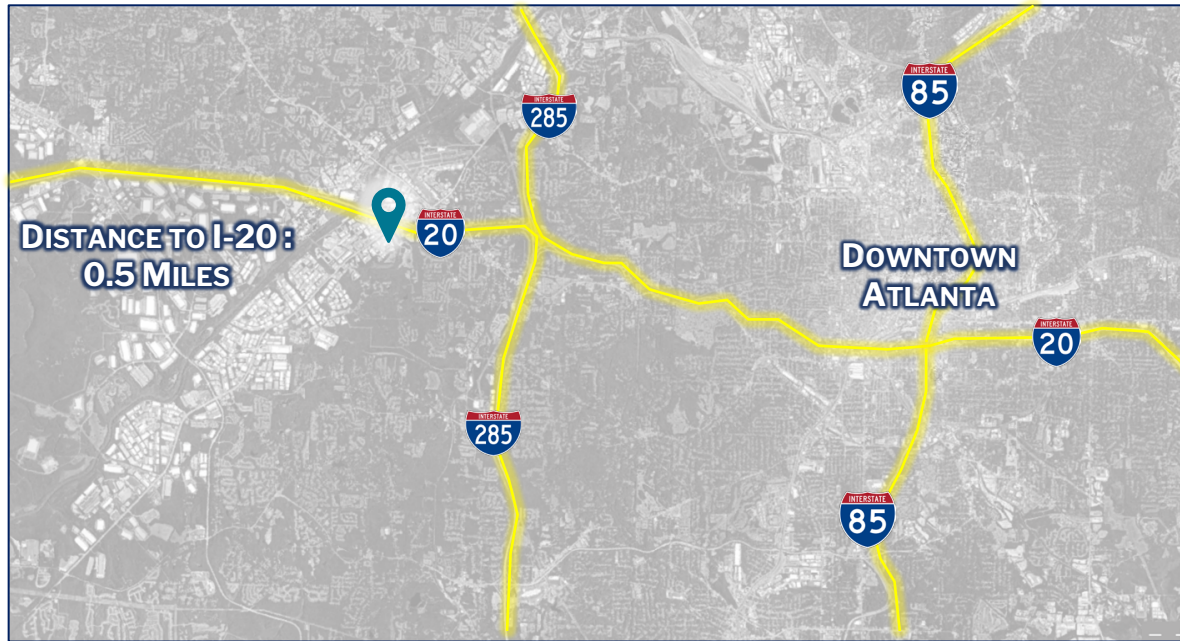
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## SPACE FOR LEASE – INFORMATION

- **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)



## MARKETED BY:

**Preston Pannell**

404.877.2178

ppannell@whnre.com

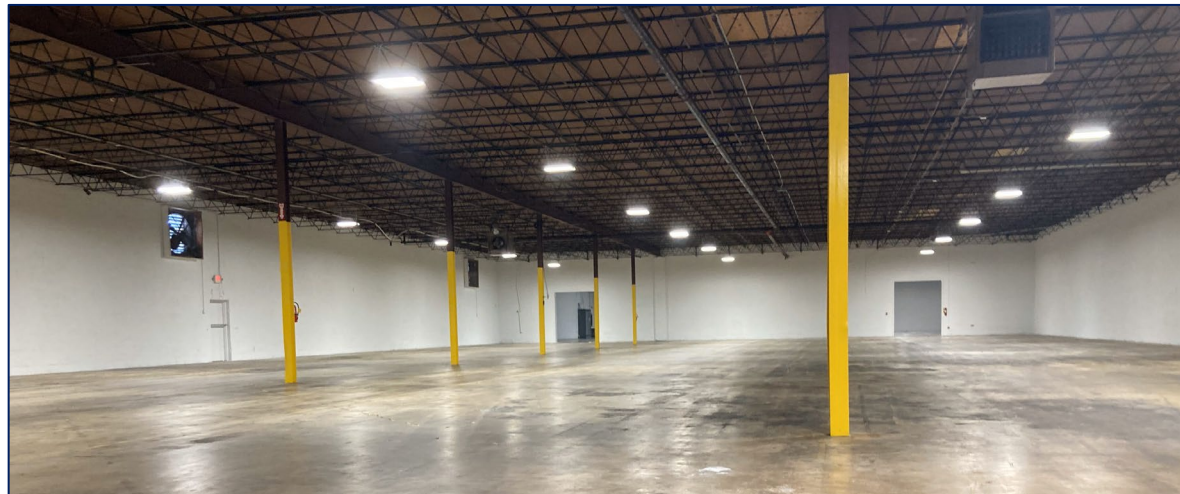
**Matt Sirockman**

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

 **Stonelake**  
CAPITAL PARTNERS



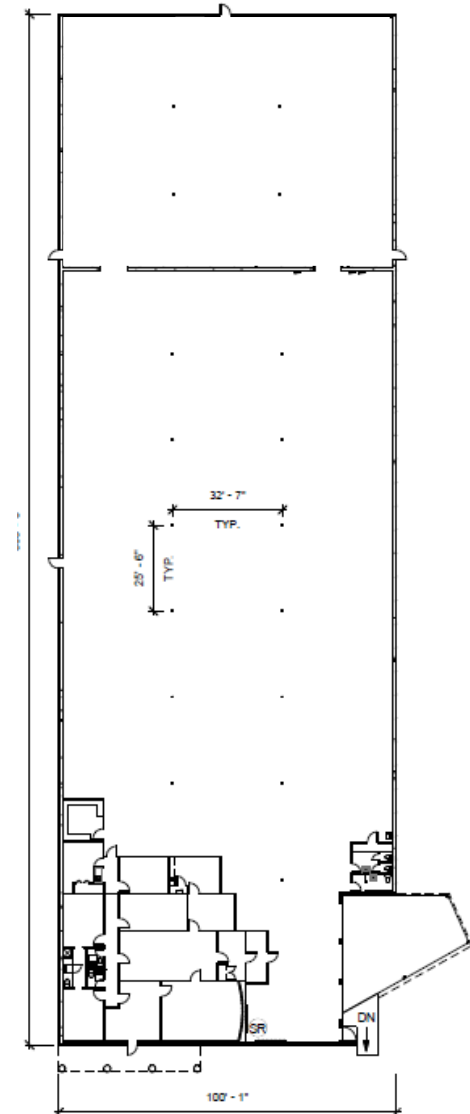
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## 2023 MAKE READY – INFORMATION

- **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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FULTON INDUSTRIAL BLVD

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**DOWNTOWN  
ATLANTA**

**4415 Commerce Drive**

**FULTON INDUSTRIAL BLVD**





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