

# 15,040± SF Office/Warehouse For Lease



5475 Tulane Drive, Atlanta, GA

## Property Highlights

- ±15,040 SF industrial facility located in the Fulton Industrial District, one of Atlanta's most established and accessible distribution hubs
- 2 dock-high doors and 1 ramped drive-in door for flexible loading and distribution options
- Renovated office area with modern finishes—move-in ready for immediate operations
- Upgraded warehouse lighting providing bright, energy-efficient workspace
- 20' clear ceiling height ideal for racking, storage, and manufacturing uses
- Strategic location less than 2 miles from I-20 and minutes to I-285, offering convenient access to Downtown Atlanta, Hartsfield-Jackson International Airport, and major logistics corridors
- Situated among national industrial users within a proven business park environment
- Ample parking and truck court space to accommodate shipping and employee needs
- Competitive lease rate in one of Atlanta's most in-demand industrial submarkets

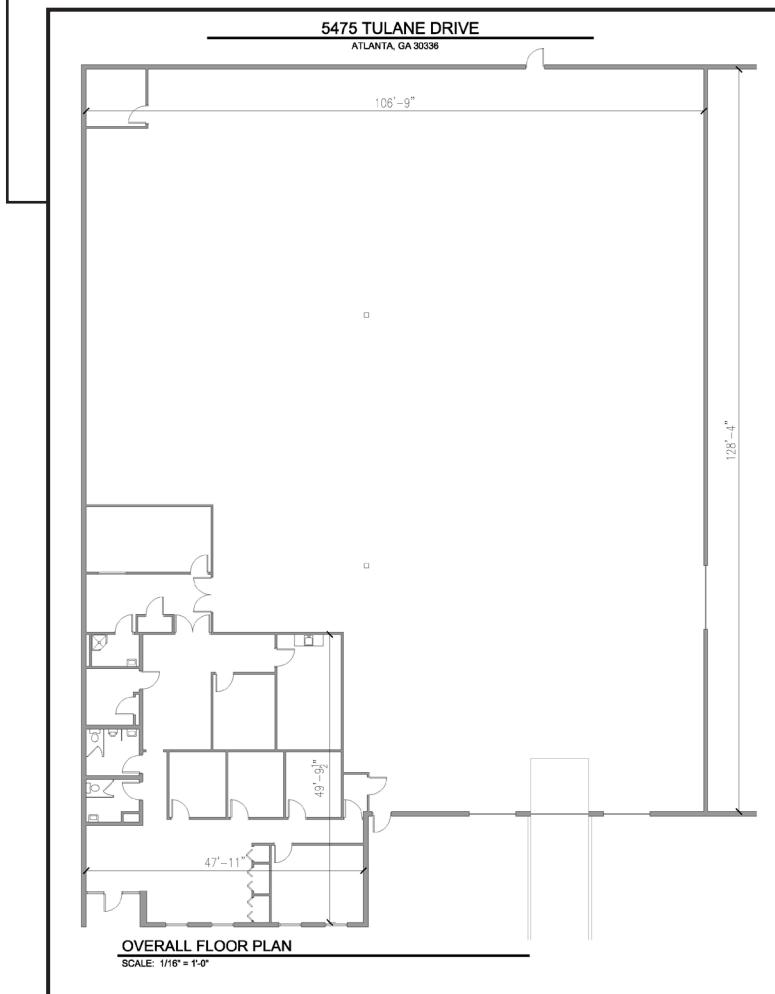
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