

# 4281 OLD DIXIE HWY

ATLANTA, GA,  
GA 30354

## FOR LEASE

24,080+/- SF Office/Warehouse

67,293+/- SF Office/Warehouse

91,373+/- Total SF Available

### STEVE RATCHFORD, SIOR, CCIM

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404.942.2003

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### BRIAN BRATTON, SIOR

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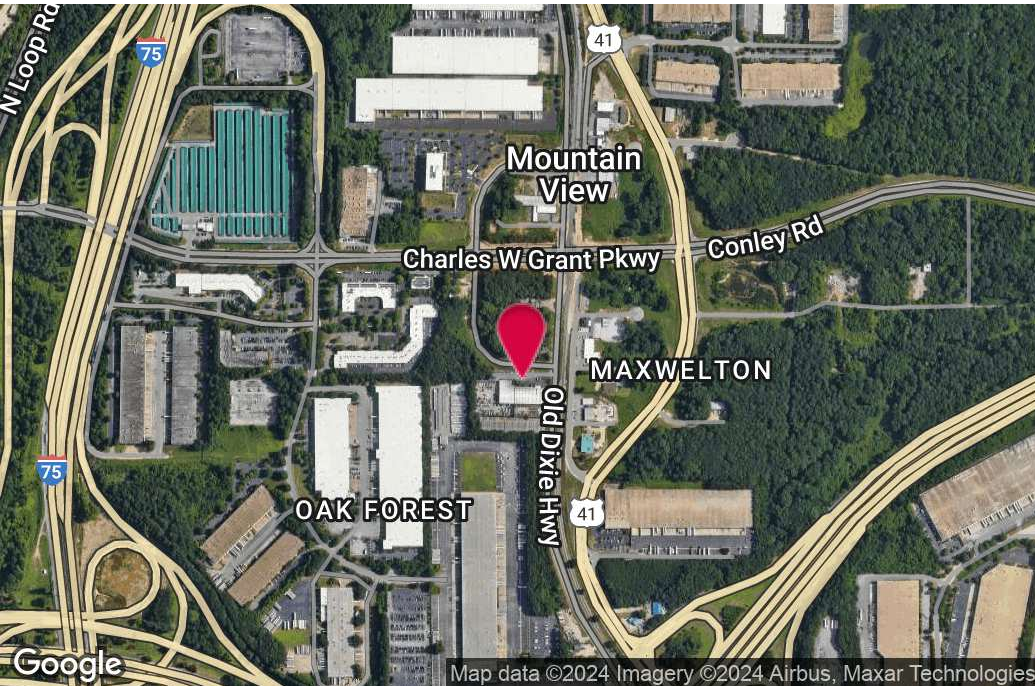
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FOR LEASE  
24,080+/- SF -  
91, 373+/-SF



## PROPERTY HIGHLIGHTS

- Building A: 24,080+/- SF w/ 3,220+/- SF Office; 8 Dock Doors w/ Canopy, 2 Drive-in Doors (1 grade level & 1 ramp), 25'x50' Columns, 16'-20' Ceiling Ht.
- Building B/C: 67,293+/- SF w/8,389+/- SF Office, 4 Dock w/ Levelers, 26'x33' Columns, 14' - 17' Clear Ht., Sprinklered
- Office Sq. Ft. is Flexible
- Double Procurement Fee to Tenant Rep Brokers!

## OFFERING SUMMARY

Available SF:	91,373 SF
Building Size:	91,373 SF
Zoning:	LI

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# BUILDING A



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# BUILDING A INTERIOR PHOTOS



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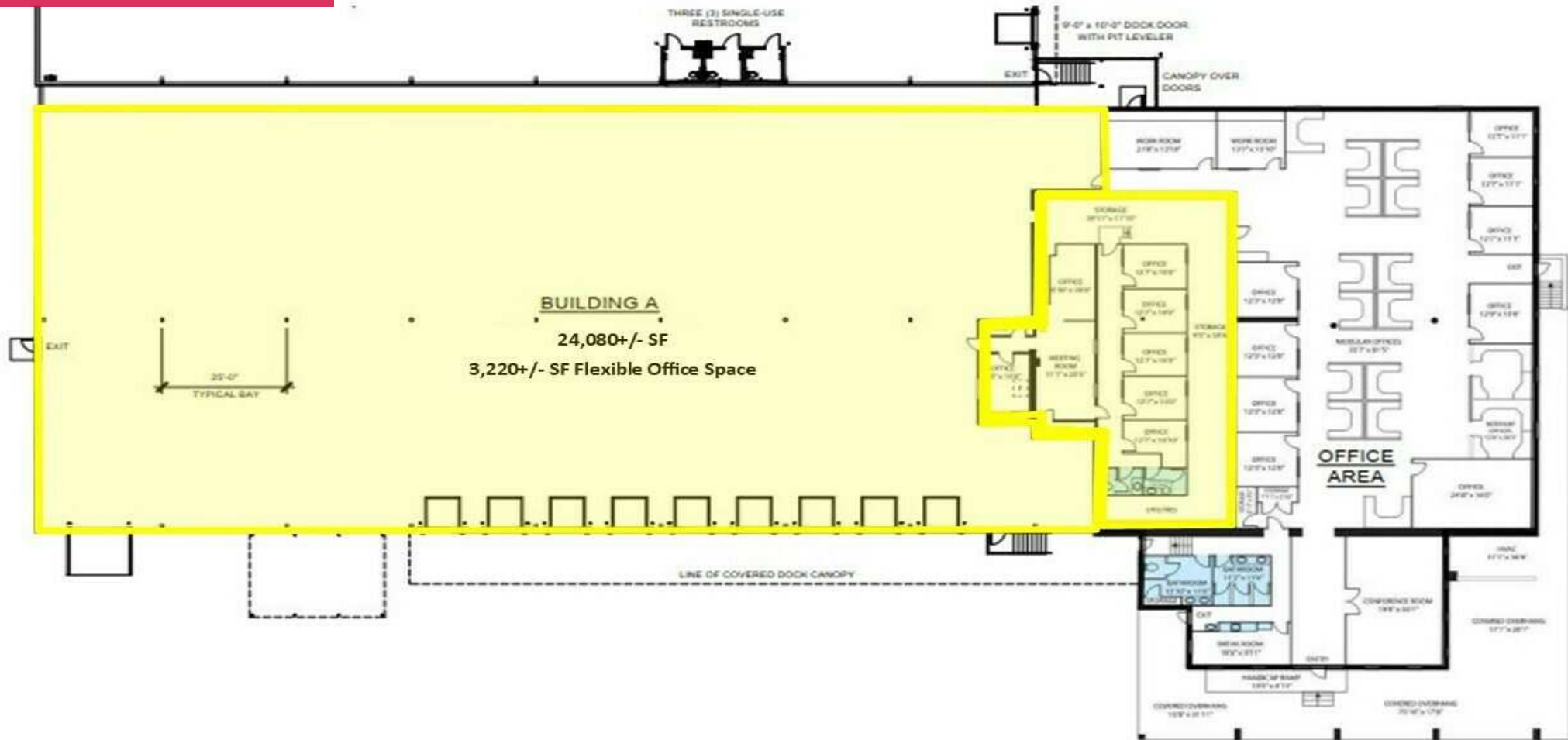
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# BLDG A FLOOR PLAN



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# DOCKS AND WAREHOUSE BUILDINGS B/C



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# BATHROOMS & OFFICE SPACE BUILDING B/C



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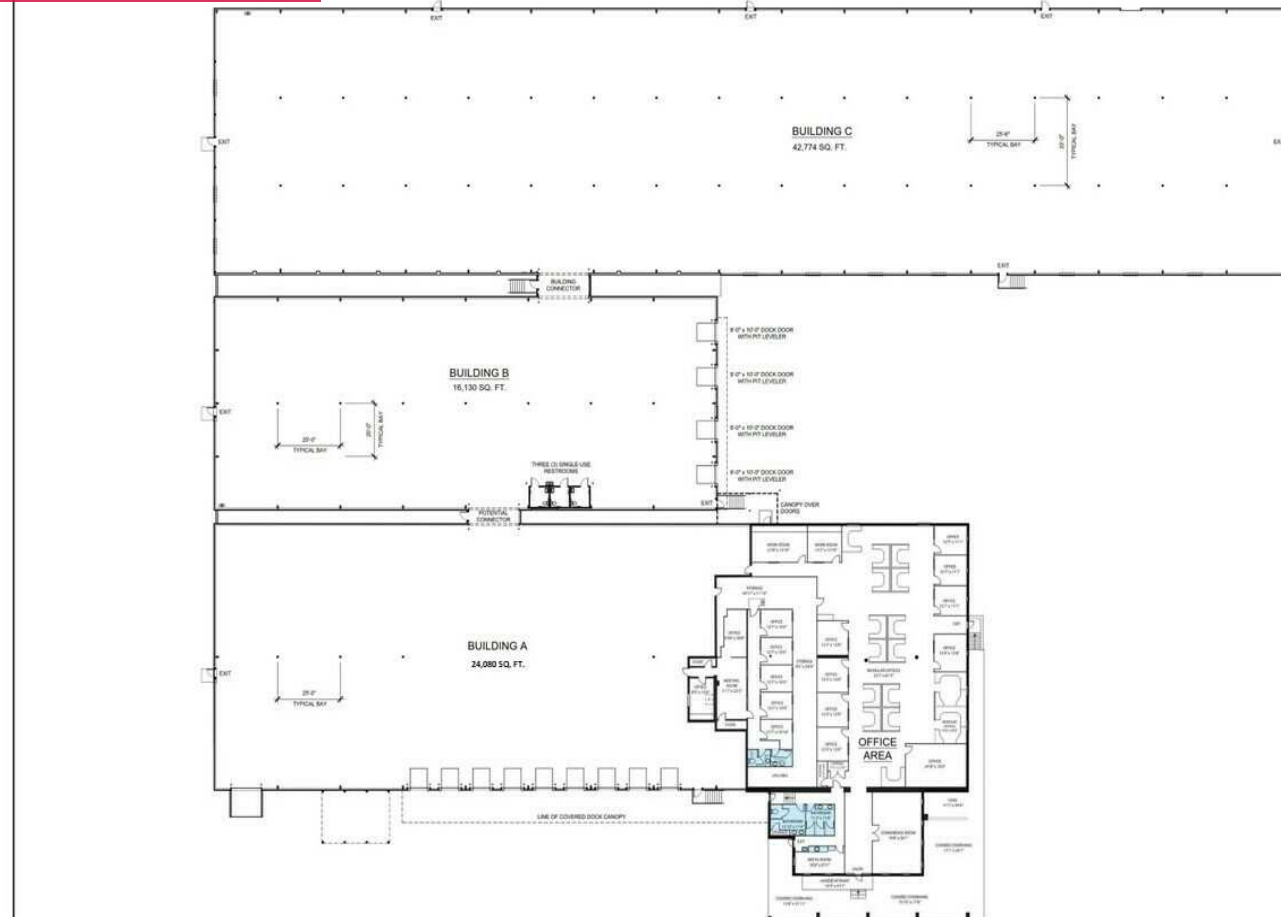
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# FLOOR PLAN BUILDINGS A/B/C



**1 OVERALL FLOOR PLAN**  
1/8" = 1'-0"



**THOMAS J. LACCEITI**  
Architect  
3451 CHERRYLAND DRIVE #8  
SANTA ANA, CA 92705  
PHONE: 714.285.8810

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**1788 HOLDINGS**  
4421 EAST WEST HIGHWAY  
BETHESDA, MD 20814  
PH: (301) 855-2832

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AN EXISTING BUILDING PLAN FOR:  
**OLD DIXIE  
SPEC BUILDING**  
4281 OLD DIXIE HIGHWAY  
HAPEVILLE, GA 30354

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**PRINT RECORD**

NO.	DATE	DESCRIPTION
00-0001		MARKETING PLAN
00-1128		MARKETING PLAN
00-1129		MARKETING PLAN
00-1130		MARKETING PLAN

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DATE: \_\_\_\_\_ PROJECT NO: 1788-001

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DRAWING TITLE:  
**OVERALL FLOOR PLAN**

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DRAWING NO:  
**A-1.1**

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**MARKETING PLAN**

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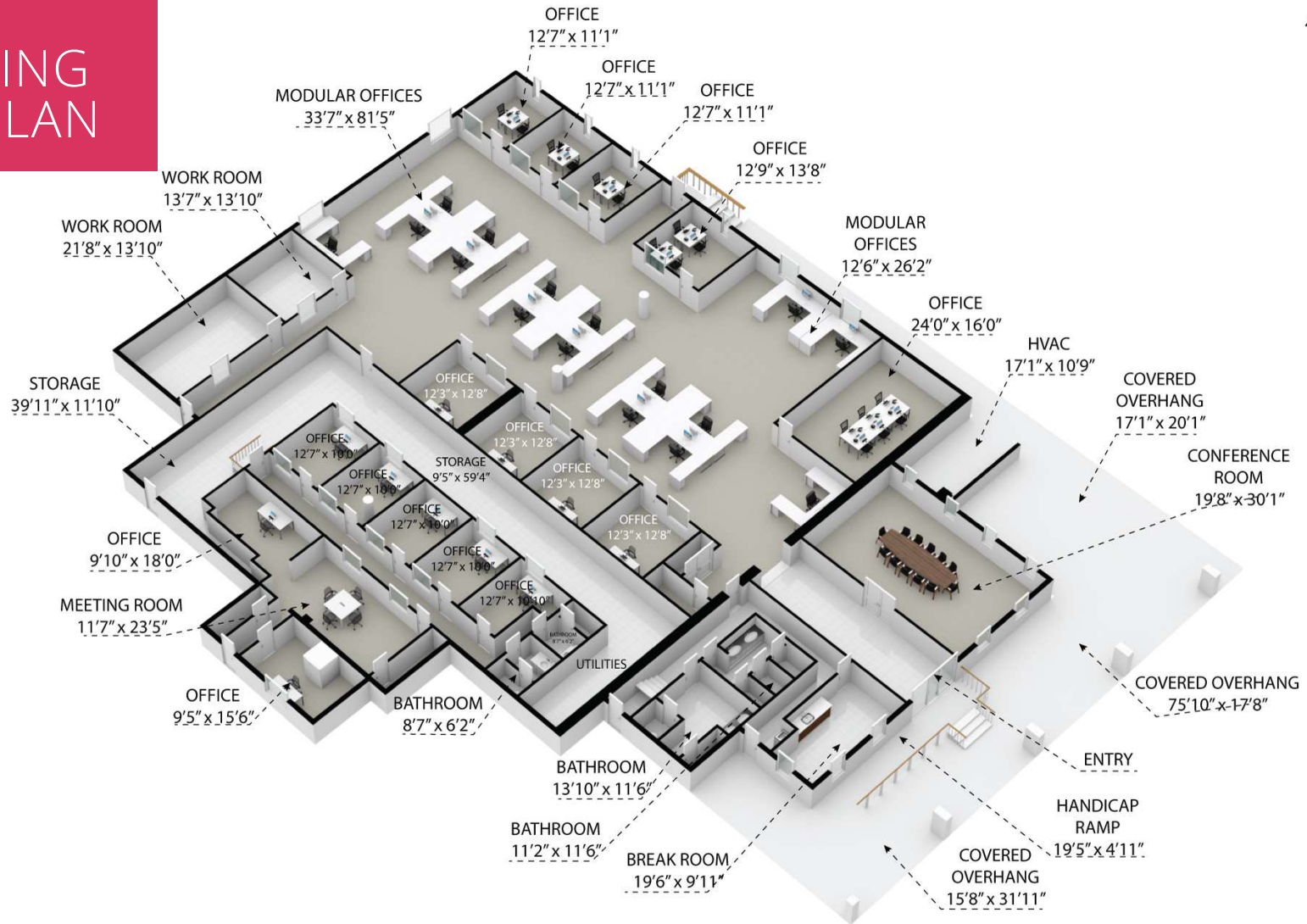
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# 3D RENDERING FLOOR PLAN



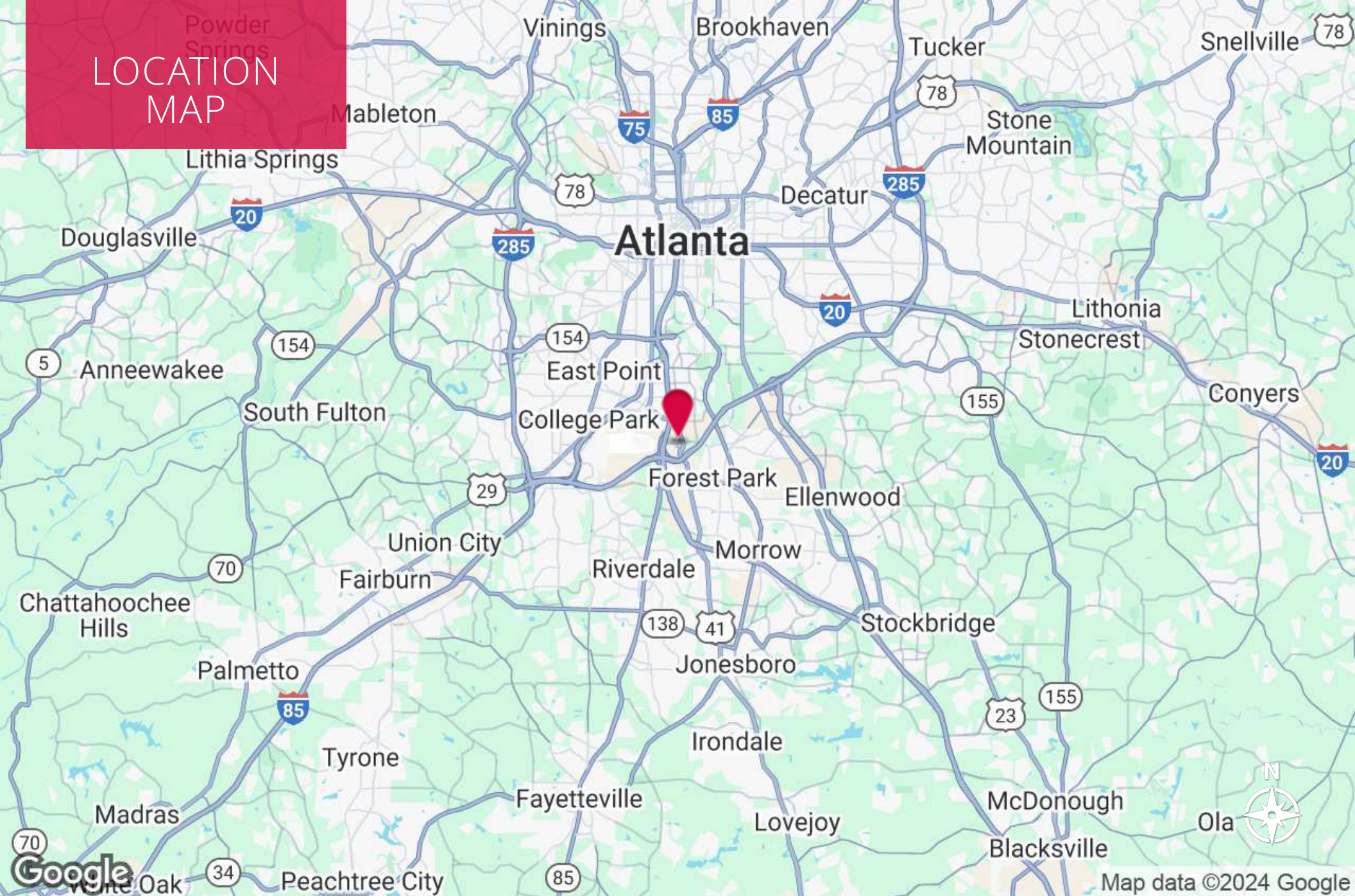
4281 Old Dixie Highway, Atlanta 30354  
 TOTAL APPROX. FLOOR AREA 11,609 SQ.FT  
 While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Atlanta 3D Tours

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# LOCATION MAP



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