

# Majestic Airport Center IV - Building #4

210,000 Square Feet

South Fulton Parkway & Derrick Road, Atlanta, Union City, GA



- **Build-to-Suit or Lease**
- **Located in Less Developed Census Tract**
- **Minutes from I-85, I-285, Hartsfield Jackson & CSX Fairburn**

## For Leasing Inquiries:

**Reid Freeman**  
[rfreeman@majesticrealty.com](mailto:rfreeman@majesticrealty.com)

**Barry McCabe**  
[bmccabe@majesticrealty.com](mailto:bmccabe@majesticrealty.com)

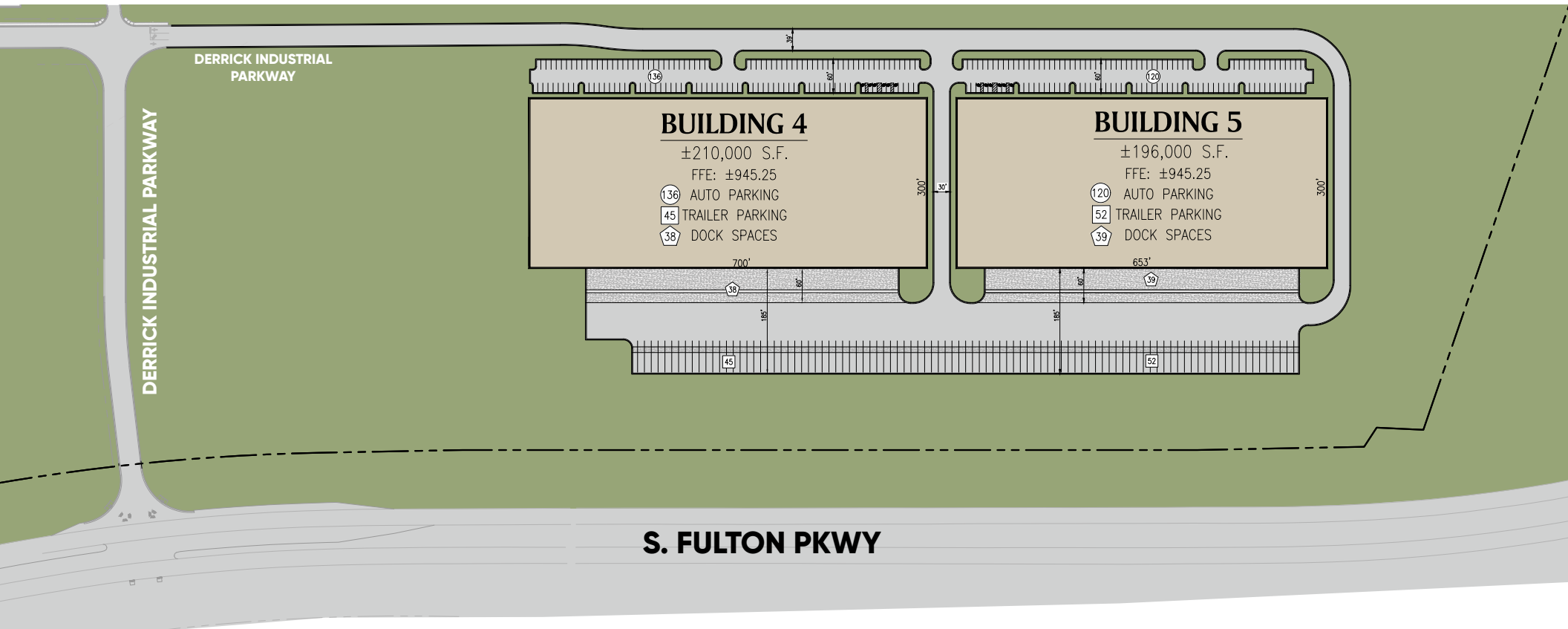
**Atlanta**  
3490 Piedmont Rd. NE, Ste. 300  
Atlanta, GA 30305  
P (404) 467-5255  
[www.majesticrealty.com](http://www.majesticrealty.com)

**Corporate Office**  
13191 Crossroads Pkwy.  
North Sixth Floor  
City of Industry, CA 91746  
P (562) 692-9581



See Additional Southeast  
Availabilities Here

## Site Plan



### Features

<b>RBA:</b>	210,000 SF
<b>Office:</b>	Build-to-Suit
<b>Clear Height:</b>	32'
<b>Bay Spacing:</b>	50' x 48' (typical)
<b>Loading:</b>	35 - 9'x12' Dock High Doors 2 - 12'x14' Ramped Drive-in Doors
<b>Electrical:</b>	2 - Electrical Services Entrance up to 1,200 amps

<b>Auto Parking:</b>	136
<b>Trailer Parking:</b>	45
<b>Fire Protection:</b>	ESFR Fire Sprinkler System
<b>Warehouse Floor:</b>	6" Concrete Typical Throughout
<b>Skylights:</b>	1 Skylight per 50' x 48' bay and clerestory glass every 50' to enhance warehouse lighting and reduce energy costs

# Accessibility



CHATTANOOGA

## Location Highlights

To Nashville  
262 Miles (4 Hours)



ATLANTA

Hartsfield-Jackson  
Atlanta Int'l Airport



To Birmingham  
155 Miles (2.5 Hours)



To Charlotte  
261 Miles (4 Hours)



To Charleston  
310 Miles (5 Hours)



SITE



S. Fulton  
Roosevelt

Hartsfield-Jackson Atlanta  
International Airport



CSX Fairburn



Hartsfield-Jackson Atlanta  
International Airport  
6 Miles | 7 Minutes



Interstate 285  
4 Miles | 5 Minutes



Interstate 75  
10 Miles | 14 Minutes



Interstate 85  
4 Miles | 5 Minutes



CSX Fairburn  
6.5 Miles | 12 Minutes

MACON



To Jacksonville  
346 Miles (5 Hours)



To Savannah  
249 Miles (3.5 Hours)



SAVANNAH