



ATLANTA GATEWAY INDUSTRIAL

785 Great Southwest Parkway



GRAHAM CAPITAL



STREAM



AVAILABILITY HIGHLIGHTS

ADDRESS	785 GREAT SW PKWY SW, ATLANTA, GA 30336
BUILDING SIZE	58,806 SF
AVAILABILITY SIZE	58,806 SF (FULL BUILDING)
CONFIGURATION	REAR LOAD
LOADING	7 DOCK HIGH (3 WITH PIT LEVELERS) 1 DRIVE-IN WITH RAMP
CLEAR HEIGHT	22'
OFFICE	3,000 SF FLOORPLATE (TWO-STORY)
MEZZANINE BREAKROOM	APPROXIMATELY 5,000 SF
COLUMN SPACING	45' W X 40' D
EMPLOYEE PARKING	39 PARKING SPOTS

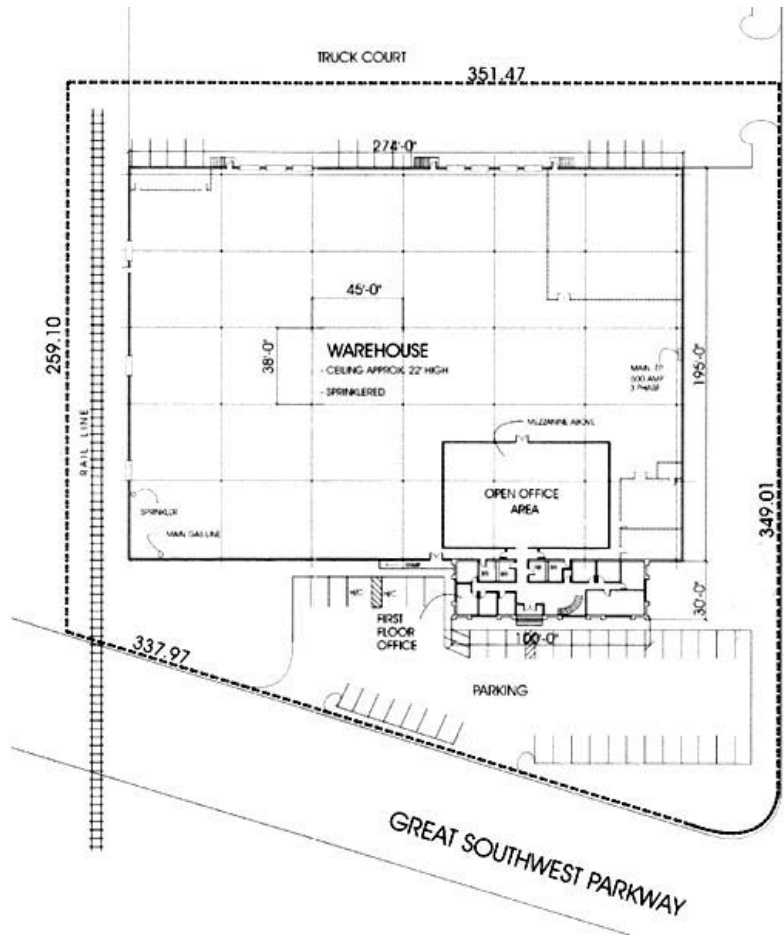




LANDLORD IMPROVEMENTS UNDERWAY

Ownership is underway with extensive improvements to the existing vacancy to provide high end office and warehouse finishes and immediate occupancy for any new Tenant.

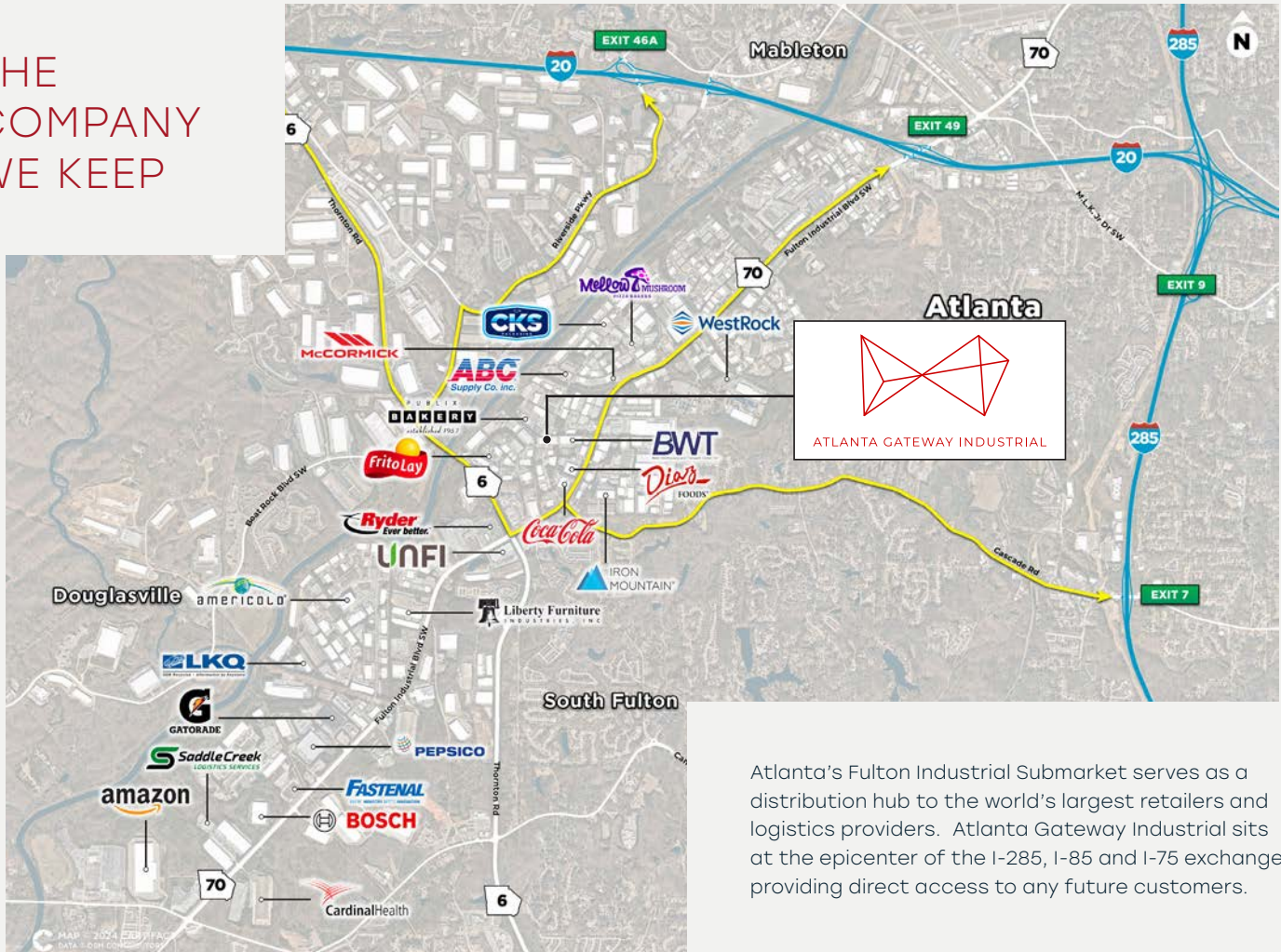
- ▶ **New Exterior Painting**
- ▶ **New Office Painting and Wall Repair**
- ▶ **Warehouse Improvements**



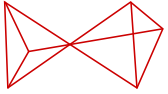
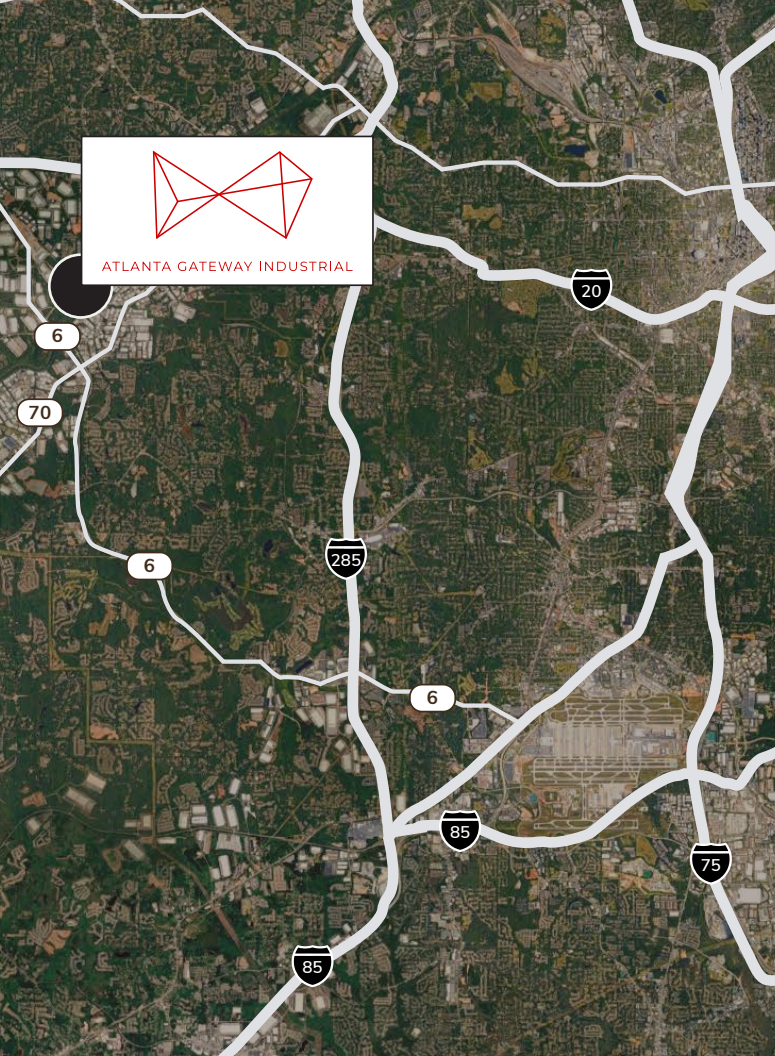
VILLANOVA



THE COMPANY WE KEEP



Atlanta's Fulton Industrial Submarket serves as a distribution hub to the world's largest retailers and logistics providers. Atlanta Gateway Industrial sits at the epicenter of the I-285, I-85 and I-75 exchange providing direct access to any future customers.



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5

MINUTES TO I-20

7

MINUTES TO I-285

15

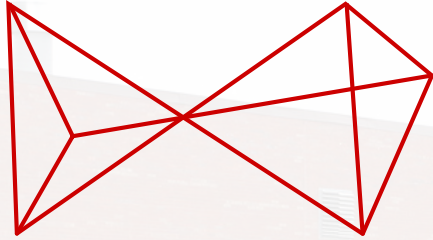
MINUTES TO
I-85/I-75

20

MINUTES TO
HARTSFIELD
JACKSON AIRPORT

30

MINUTES TO
FAIRBURN CSX
INTERMODAL



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JACK SALLIS
SENIOR VICE PRESIDENT
JACK.SALLIS@STREAMREALTY.COM
404.804.2773

EMILY LAFFERTY
ANALYST
EMILY.LAFFERTY@STREAMREALTY.COM
404.858.4097