

FOR LEASE OR SALE | 16,193 - 36,072 SF



3471 ATLANTA INDUSTRIAL PKWY | ATLANTA, GA 30331

All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR MORE  
INFORMATION:

**CONNOR WINKLER, SIOR**  
Executive VP / Principal  
cwinkler@lee-associates.com  
O: 404.442.2803  
C: 318.393.8248



OWNED AND MANAGED BY  
**Faropoint**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# Property Summary

## PROPERTY SIZE

36,072 SF total  
 - Option A: 36,072 SF | 5,323 SF Office  
 - Option B: 18,613 SF | 3,054 SF Office  
 - Option C: 16,193 SF | 2,102 SF Office

## POWER

- Suite 100: 800-amp, 600V, 3-pole  
 - Suite 200: 400-amp, 600V, 3-pole

## COLUMN SPACING

40' x 40'

## CLEAR HEIGHT

20'-22'

## CONFIGURATION

Rear Load

## YEAR BUILT

1987

## DOCK HIGH DOORS

1 dock high door (12'W x 14'H)  
 3 dock high doors (8'W x 10'H)(1 pit leveler, 1 EOD)  
 2 dock high doors(10'W x 12'H)

## DRIVE IN DOORS

1 grade level door (12'W x 14'H)

## ZONING

I-2 (Heavy Industrial)

## PARKING

34 striped auto spaces

## SPRINKLER

Yes

## COMMENTS

Secure Truck Court



FOR MORE INFORMATION:

**CONNOR WINKLER, SIOR**  
 Executive VP / Principal  
 cwinkler@lee-associates.com  
 O: 404.442.2803  
 C: 318.393.8248

CLICK HERE FOR ADDITIONAL PHOTOS

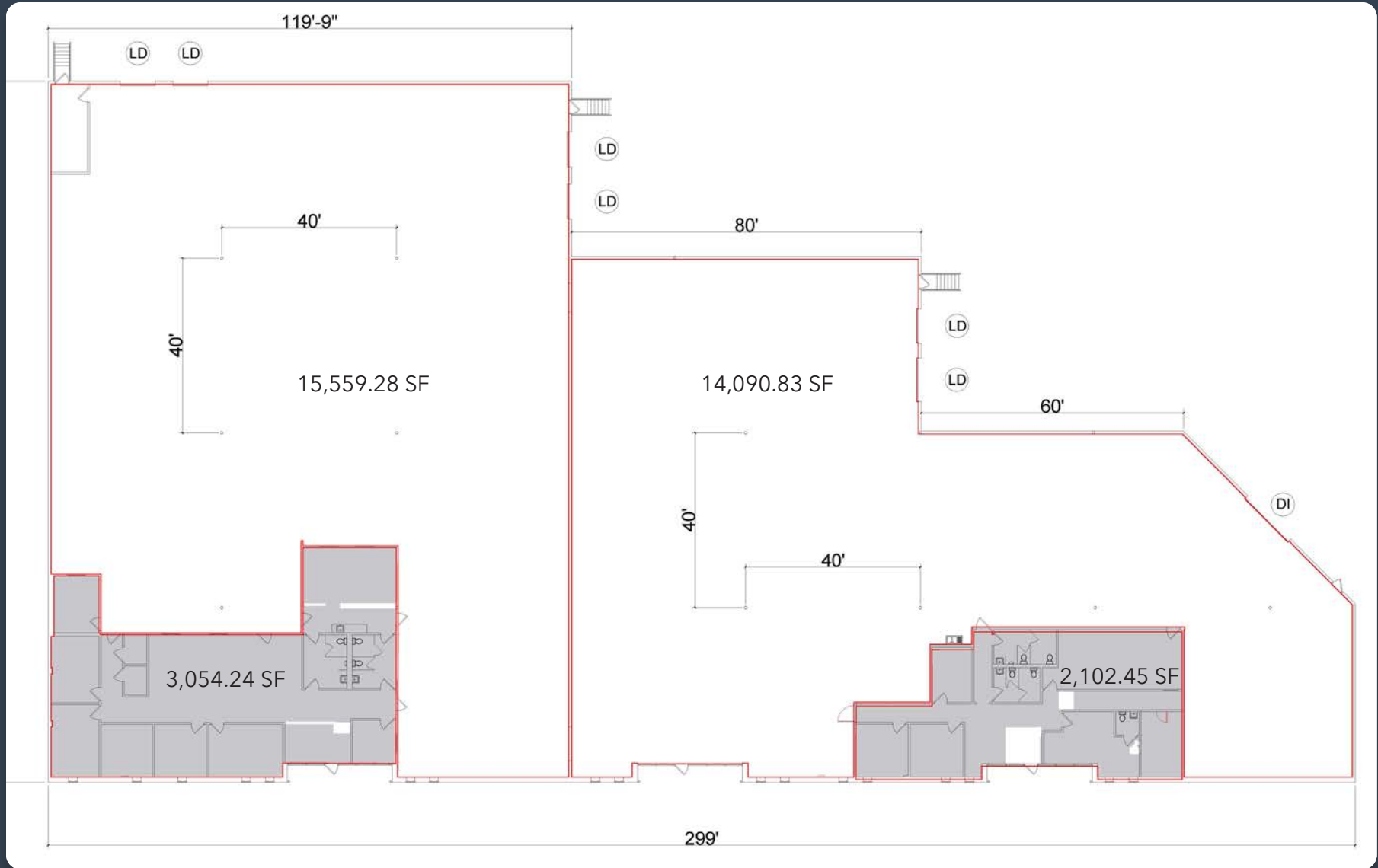


# Floor Plan

● Location Highlights

● Floor Plan

● Property Summary








FOR MORE  
INFORMATION:

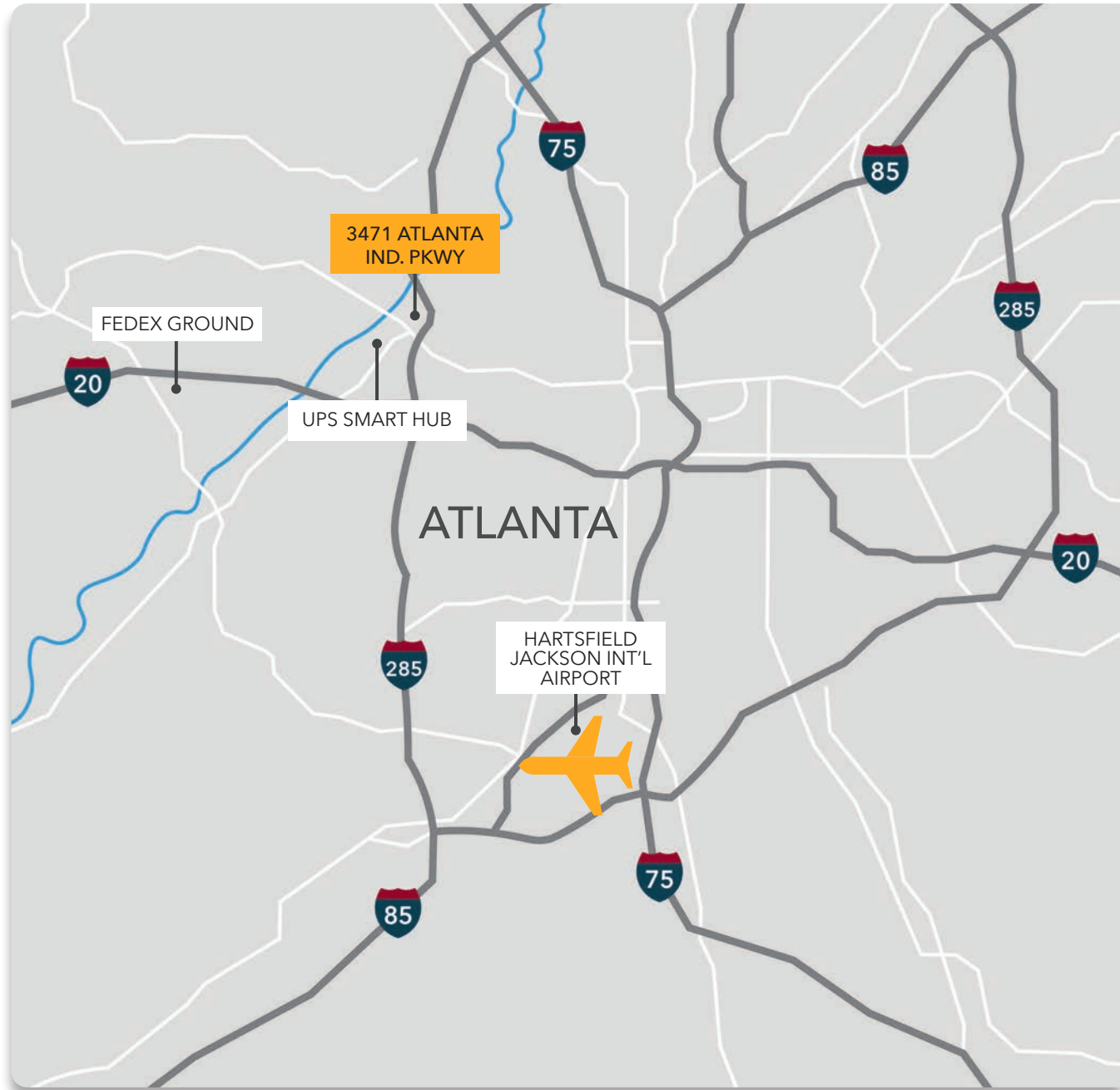
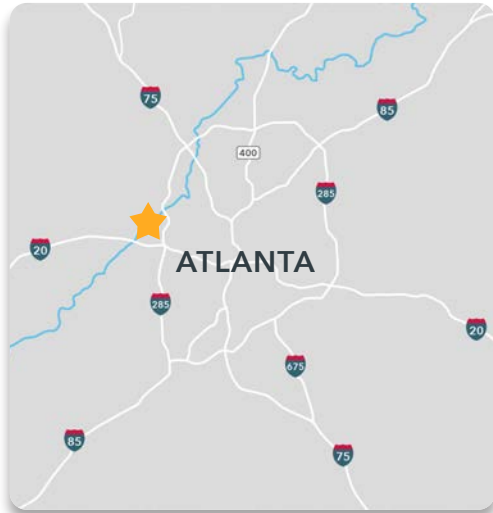
**CONNOR WINKLER, SIOR**  
*Executive VP / Principal*  
cwinkler@lee-associates.com  
O: 404.442.2803  
C: 318.393.8248



# Location Highlights

## KEY DISTANCES

-  0.4 miles
-  0.7 miles
-  2.5 miles (via I-285)
-  9 miles (via I-20)
-  17.9 miles



FOR MORE INFORMATION:

**CONNOR WINKLER, SIOR**  
Executive VP / Principal  
cwinkler@lee-associates.com  
O: 404.442.2803  
C: 318.393.8248

