

# 5255

FULTON  
INDUSTRIAL  
BLVD

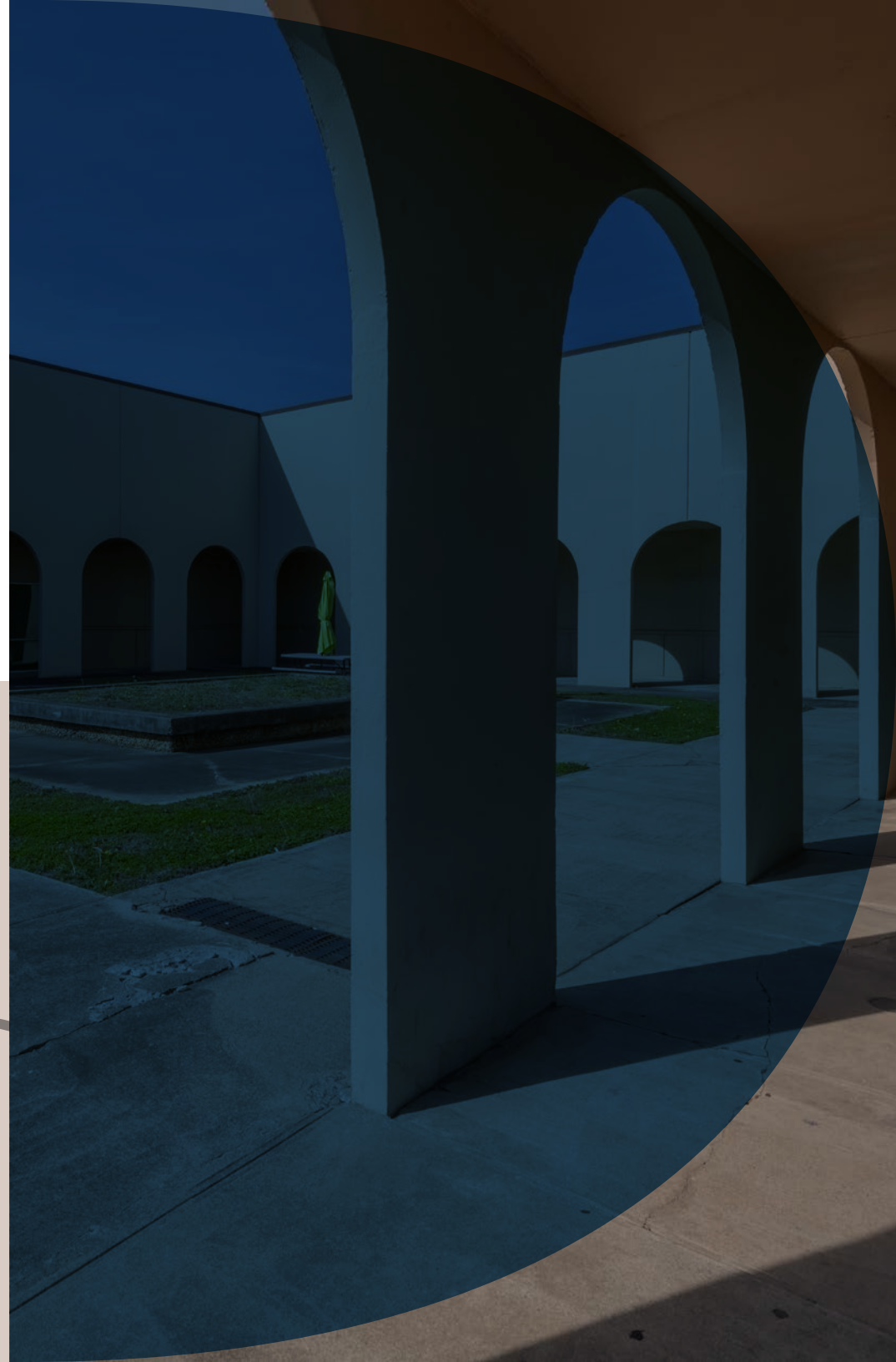
STREAM

FOR SALE | 100,380 SF  
OFFERING MEMORANDUM



# EXECUTIVE SUMMARY

Stream Realty Partners is pleased to present the exclusive opportunity to acquire fee simple interest in 5255 Fulton Industrial Boulevard (the “Property” or the “Offering”). The Property is a vacant, bulk, cross-dock distribution facility totaling 100,380 square feet. Originally constructed in 1973, the building features 22’ clear height and 24 dock high doors each equipped with levelers and shelters.





# PROPERTY OVERVIEW

<b>ADDRESS</b>	5255 Fulton Industrial Blvd SW Atlanta, GA 30336
<b>PARCEL SIZE</b>	4.59 Acres
<b>YEAR BUILT</b>	1973
<b>BUILDING TYPE</b>	Cross-Dock
<b>CONSTRUCTION</b>	Tilt-Up
<b>SQUARE FOOTAGE</b>	100,380 SF
<b>OFFICE SQUARE FOOTAGE</b>	4,938 SF
<b>CLEAR HEIGHT</b>	22'
<b>BUILDING DEPTH</b>	290'
<b>EXISTING LOADING</b>	24 Dock-high Doors
<b>AUTO PARKING (APPROX)</b>	36
<b>WAREHOUSE LIGHTING</b>	T-5 Lighting
<b>SPRINKLER SYSTEM</b>	ESFR (Replaced in 2020)
<b>COLUMN SPACING</b>	37.5' x 34.5'
<b>POWER</b>	400 Amps 277/480









# ATLANTA, GEORGIA BY THE NUMBERS

#1

Most Livable City in the U.S.

#1

Best Place to Live in the U.S.

#1

Best State for doing business

#1

Overall Cost of doing business

#1

Competitive Labor Market

#1

In Workforce Development

## MARKET OVERVIEW

Atlanta's industrial real estate market maintains its stature as one of the nation's strongest. Boasting an inventory of over 750 million square feet, Atlanta ranks among the top five U.S. industrial markets. The city's strategic location, bolstered by its status as one of the fastest-growing MSAs, provides access to a population projected to exceed 6.5 million in the next five years in addition to servicing the broader Southeast/Sunbelt region. Atlanta also holds title to the busiest passenger airport in the U.S., three major interstate highway systems, two Tier-I railroads, and is located just three and a half hours from the nation's fastest growing container port, Savannah Seaport, and home to the largest single-terminal container facility of its kind in North America.

# SUBMARKET OVERVIEW

## FULTON INDUSTRIAL BOULEVARD

The Fulton Industrial Boulevard (FIB) submarket is one of the largest concentrations of industrial product in the Southeast, totaling over 53,000,000 Square Feet in a corridor just under 10 miles long.

With its proximity to Hartsfield-Jackson Atlanta International Airport in addition to its immediate access to I-20 and I-285, Fulton Industrial's transportation and access to the City of Atlanta is unmatched when compared to the rest of Atlanta's industrial markets. The Fulton Industrial Market carries a 4-million [1] person labor force that lives within a 45-minute drive of the property.

FIB has seen an extraordinary run up in investor interest over the last several years, largely due to the submarket's immediate proximity to Atlanta and all four major interstates. Additionally, investors and occupiers alike have been drawn to the area for its quality and functionality of product. For occupiers in search of solid, functional warehouse facilities, who prioritize access to Atlanta over the latest modern specifications, there's no submarket superior to Fulton Industrial.

## FULTON INDUSTRIAL BY THE NUMBERS

**54M SF**

Inventory

**3.1%**

Vacancy  
(70K - 120K)

**133,656 SF**

2024 Year-to-Date

**2,637,508 SF**

2023 Leasing Activity

**16.21%**

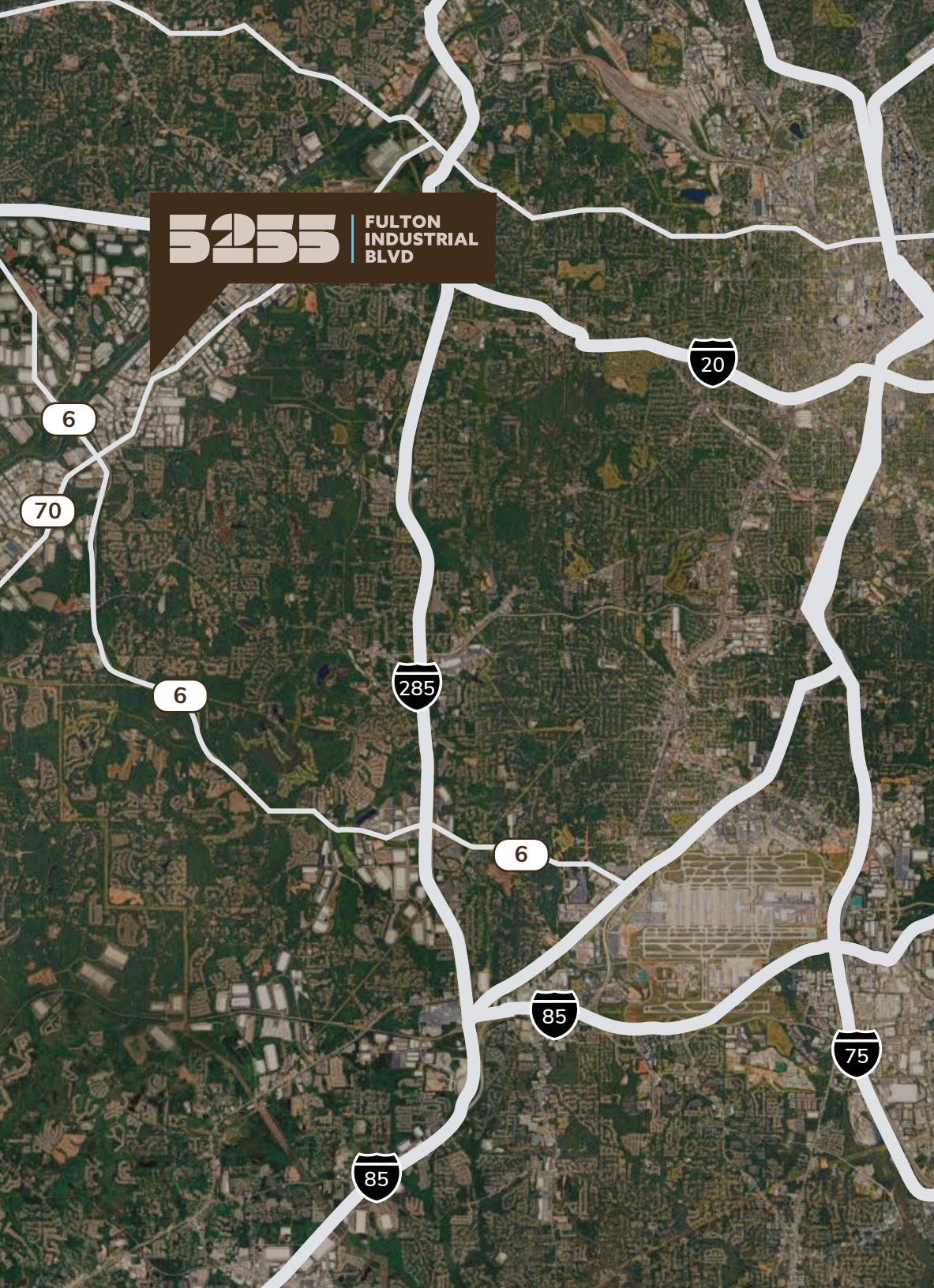
Year Over Year Rent Growth  
(4 Year Trailing Average)



# TENANTS IN THE MARKET & ACCESS







**5255** | FULTON INDUSTRIAL BLVD

**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





**5255**

**FULTON  
INDUSTRIAL  
BLVD**

**STREAM**

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