



FOR LEASE

4099 Old Dixie Highway | Bldg. III | Atlanta, GA 30349



48,000 - 163,262 SF

MICHAEL SUTTER, SIOR
Executive VP / Principal
O | 404.442.2804
C | 404.668.1473
msutter@lee-associates.com

BILLY SNOWDEN, SIOR
Executive VP / Principal
O | 404.442.2839
C | 770.354.5981
bsnowden@lee-associates.com

JAY HUDSON
Associate
O | 404.442.2402
C | 770.696.8775
jHUDSON@lee-associates.com

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.

PROPERTY INFORMATION

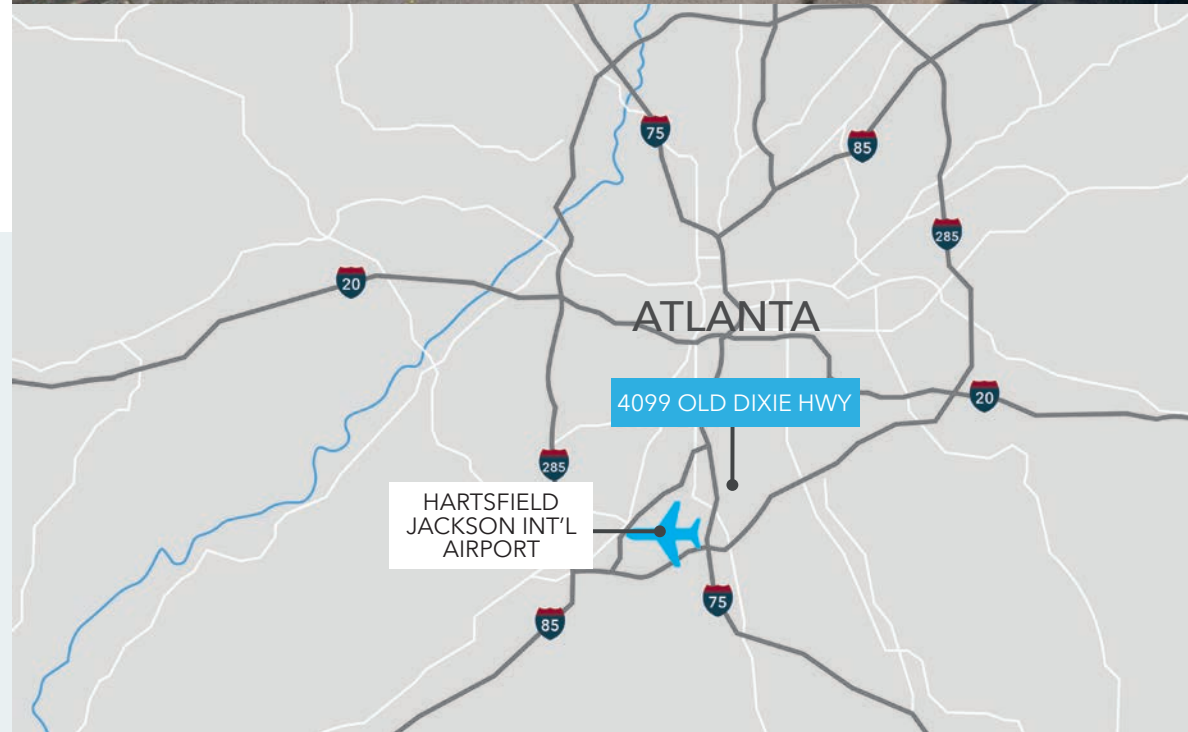
- » Building SF: 253,262 SF
- » Building Depth 200'
- » ESFR Sprinkler
- » 60 - mil TPO roof
- » Column Spacing: 40' x 40'
- » Clear Height: 24' minimum
- » 120' truck court depth with 60' concrete apron
- » Front Load Configuration

TIER 1 COUNTY

- » \$3,500 tax credit per new job created with minimum 2 jobs
- » Credits available up to 5 years
- » Use of job tax credits against 100% of Georgia income tax liability and withholding tax
- » Provides for businesses of any nature to qualify, not just a defined "business enterprise"

KEY DISTANCES | LOCATION

- » Interstate 75 | 0.7 miles
- » Interstate 285 | 1.3 miles
- » Interstate 85 | 2.4 miles
- » Hartsfield-Jackson Atlanta Int'l Airport | 2.0 miles
- » UPS Customer Center | 1.8 miles
- » FedEx Ship Center | 1.8 miles

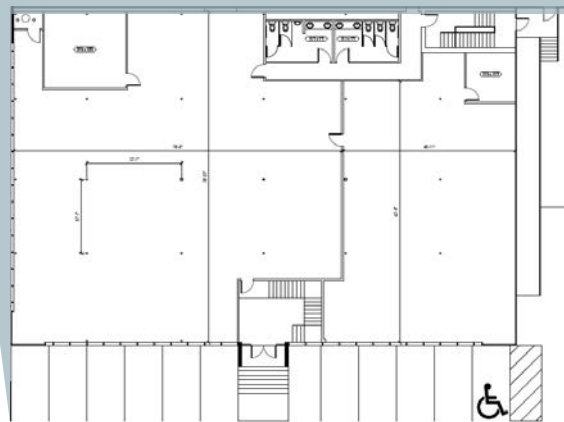
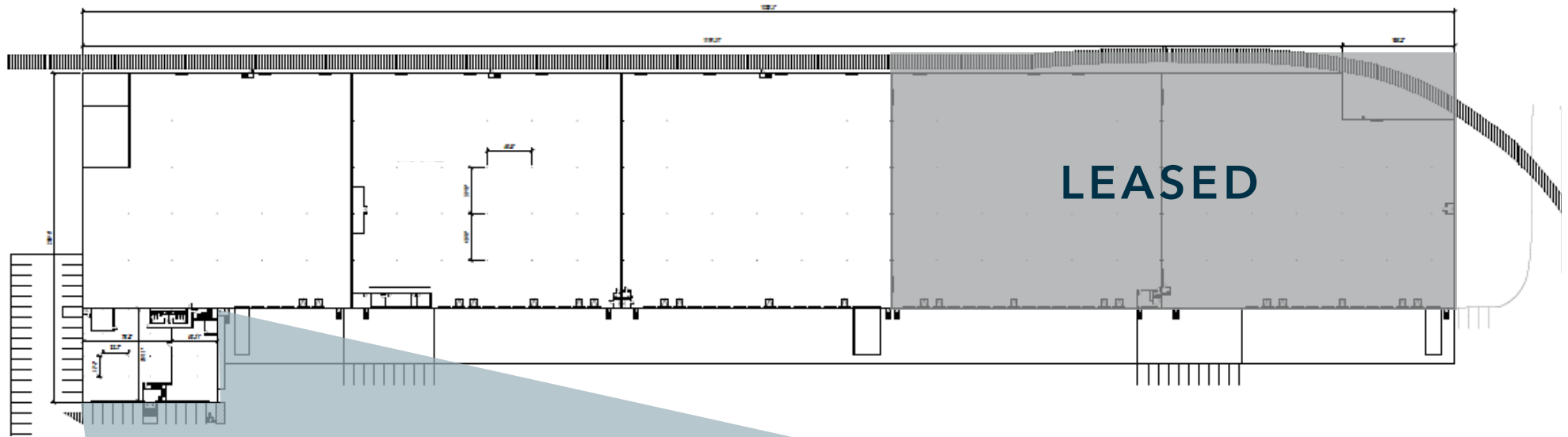


MICHAEL SUTTER, SIOR
Executive VP / Principal
O | 404.442.2804
C | 404.668.1473
msutter@lee-associates.com

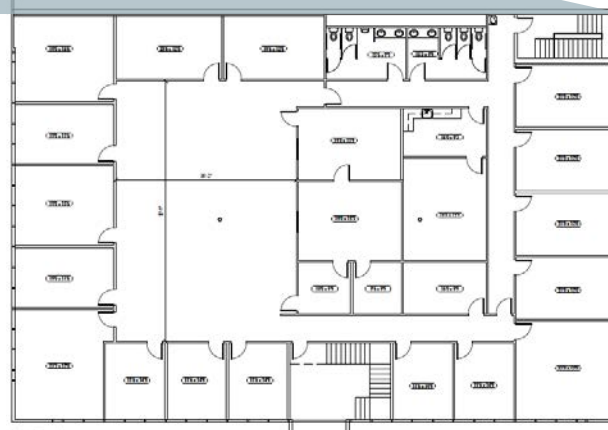
BILLY SNOWDEN, SIOR
Executive VP / Principal
O | 404.442.2839
C | 770.354.5981
bsnowden@lee-associates.com

JAY HUDSON
Associate
O | 404.442.2402
C | 770.696.8775
judson@lee-associates.com

SITE PLAN



First Floor Office Layout



Second Floor Office Layout

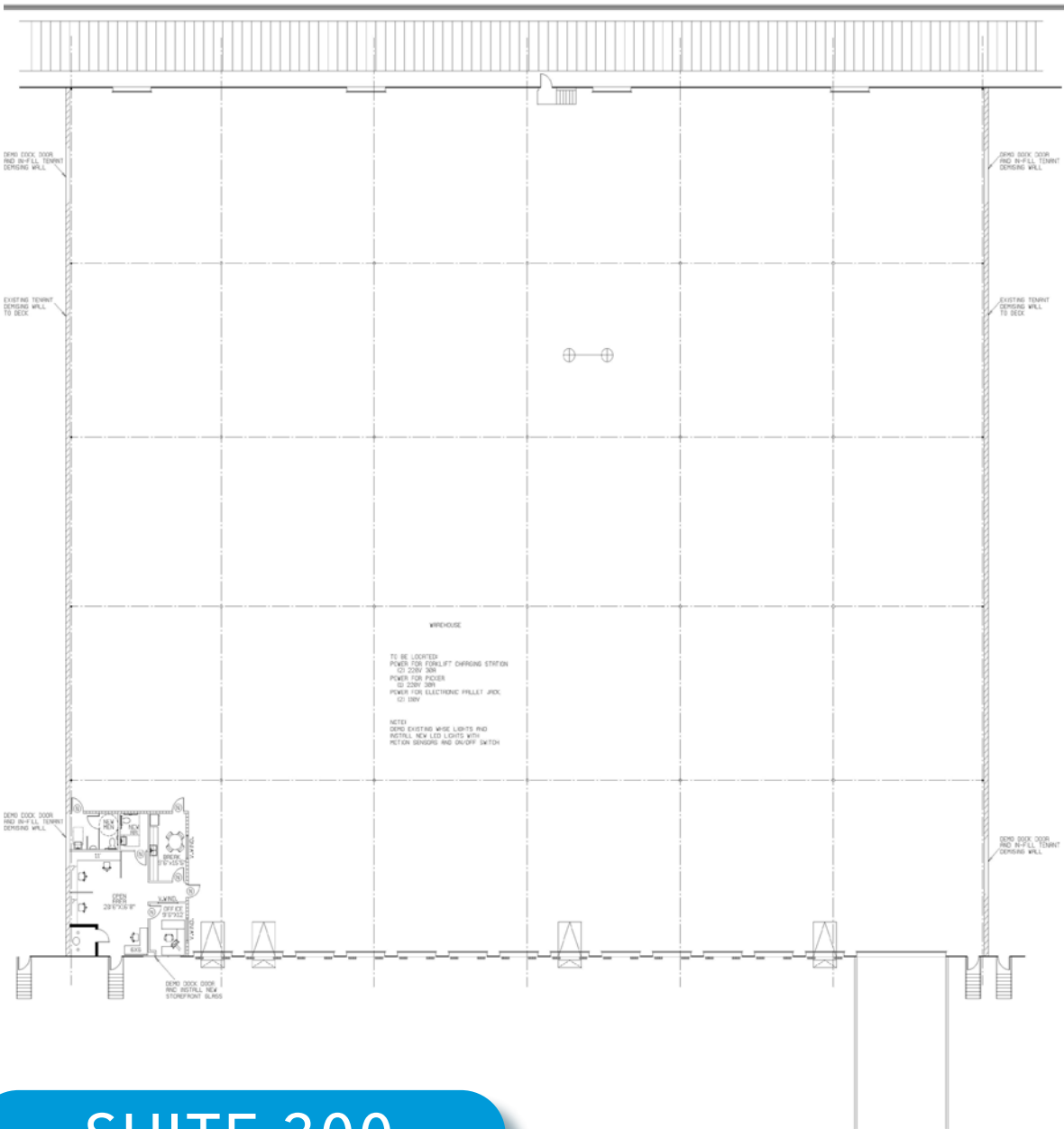
SUITES 300 - 500

163,262

1,038 SF up to 10,705 SF of Office

29 Dock High Doors

2 Drive- In Ramps



SUITE 300

48,000 SF

1,038 SF Office

13 Dock High Doors

1 Drive- In Ramp

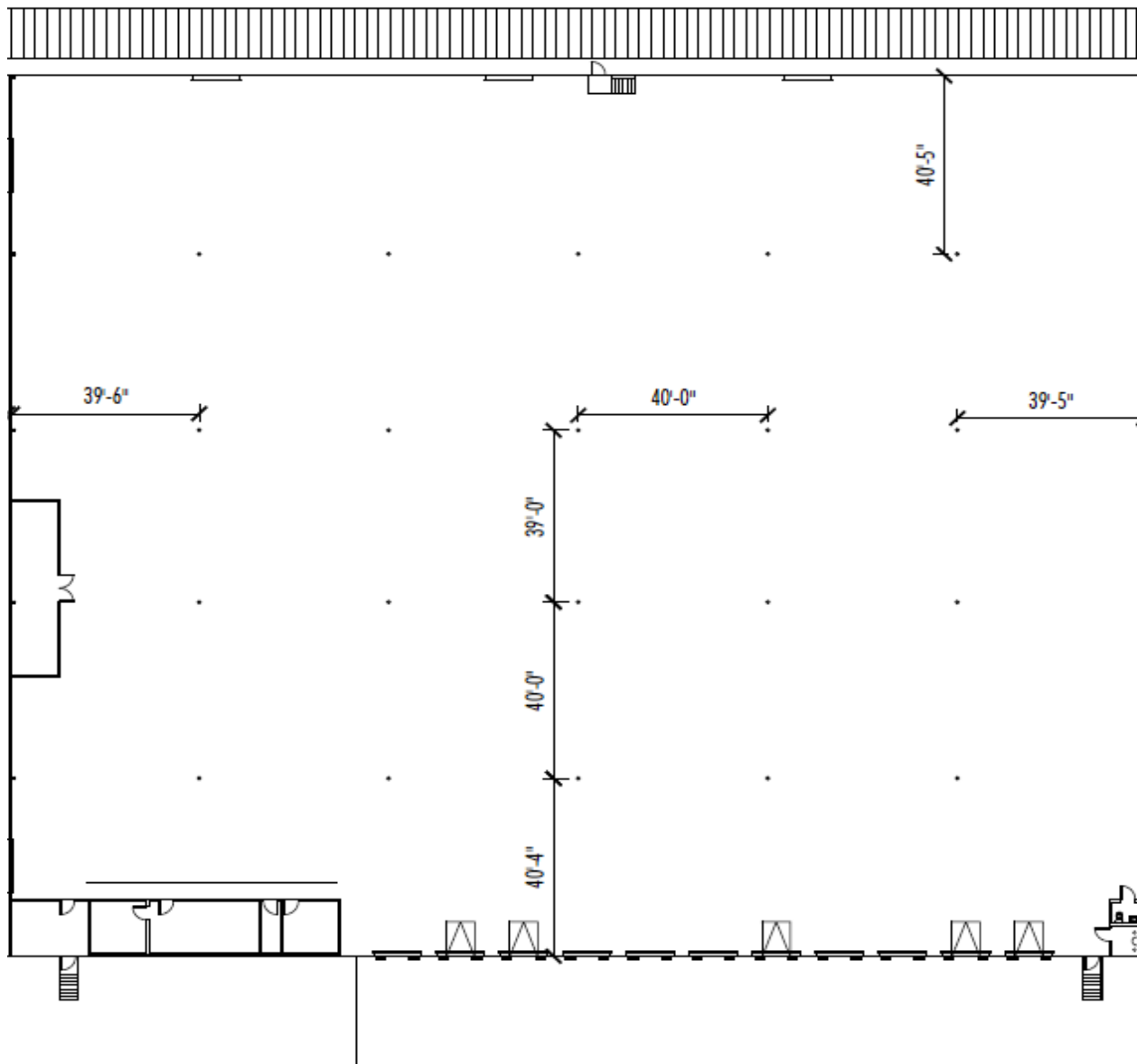
SUITE 300

MICHAEL SUTTER, SIOR
Executive VP / Principal
O | 404.442.2804
C | 404.668.1473
msutter@lee-associates.com

BILLY SNOWDEN, SIOR
Executive VP / Principal
O | 404.442.2839
C | 770.354.5981
bsnowden@lee-associates.com

JAY HUDSON
Associate
O | 404.442.2402
C | 770.696.8775
jhudson@lee-associates.com





SUITE 400

48,000 SF

910 SF Office

11 Dock High Doors

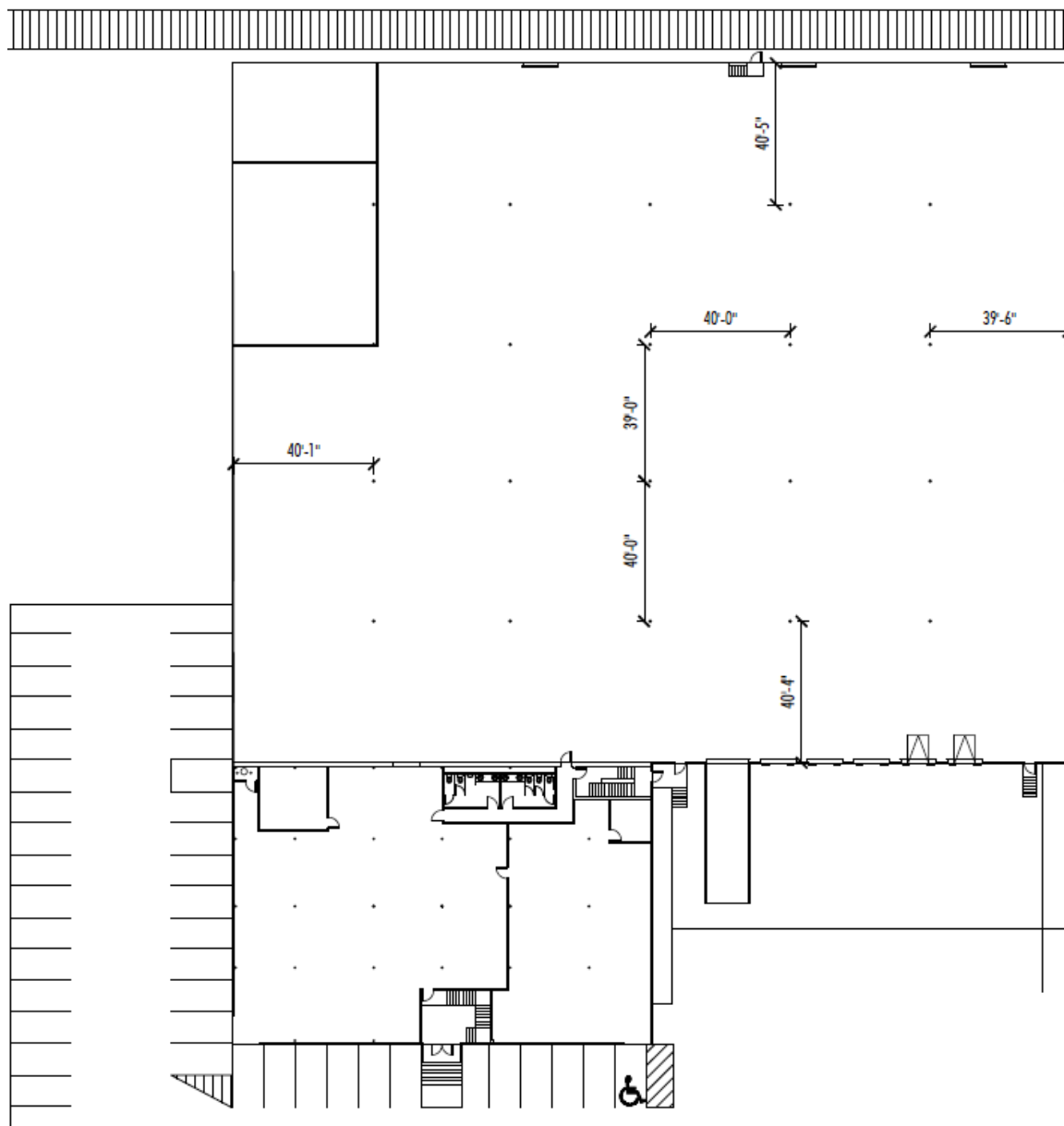
SUITE 400

MICHAEL SUTTER, SIOR
Executive VP / Principal
O | 404.442.2804
C | 404.668.1473
msutter@lee-associates.com

BILLY SNOWDEN, SIOR
Executive VP / Principal
O | 404.442.2839
C | 770.354.5981
bsnowden@lee-associates.com

JAY HUDSON
Associate
O | 404.442.2402
C | 770.696.8775
judson@lee-associates.com





SUITE 500

67,262 SF

47,928 SF Warehouse

9,667 SF Office (2nd story)

5 Dock High Doors

1 Drive-In Ramp

SUITE 500

MICHAEL SUTTER, SIOR
Executive VP / Principal
O | 404.442.2804
C | 404.668.1473
msutter@lee-associates.com

BILLY SNOWDEN, SIOR
Executive VP / Principal
O | 404.442.2839
C | 770.354.5981
bsnowden@lee-associates.com

JAY HUDSON
Associate
O | 404.442.2402
C | 770.696.8775
judson@lee-associates.com



LOCATION PROXIMITY



MICHAEL SUTTER, SIOR
Executive VP / Principal
O | 404.442.2804
C | 404.668.1473
msutter@lee-associates.com

BILLY SNOWDEN, SIOR
Executive VP / Principal
O | 404.442.2839
C | 770.354.5981
bsnowden@lee-associates.com

JAY HUDSON
Associate
O | 404.442.2402
C | 770.696.8775
judson@lee-associates.com

LEE & ASSOCIATES