

AVAILABLE FOR SUBLEASE

18,400 SF Industrial Space

3655 ATLANTA INDUSTRIAL DR

BUILDING 300, SUITE 350 | ATLANTA, GA 30331



NAI Brannen Goddard

BROCK WILSON

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No warranty is made as to its accuracy.

PROPERTY HIGHLIGHTS

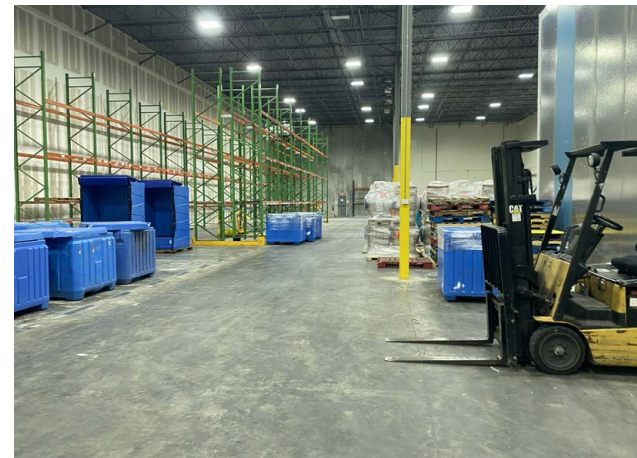
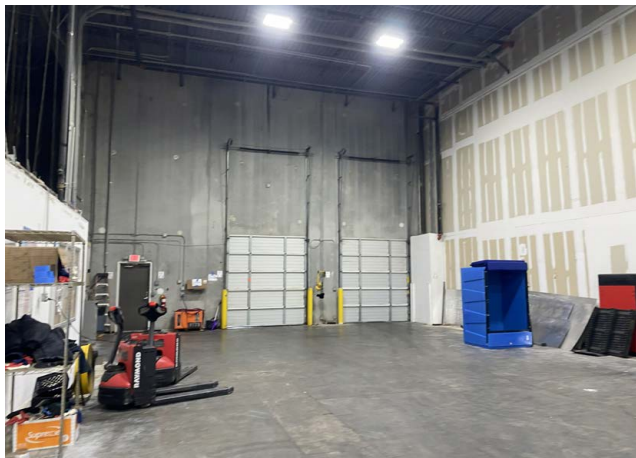
- 18,400 Total SF
- 2,125 SF Office
- 2 Dock-High Doors
- 26' Clear Heights
- 2 Dock Doors
- 1,000 SF Freezer
- Front Load Building
- Expiration of current lease:
April 30, 2029
- Space Available:
February 1, 2026

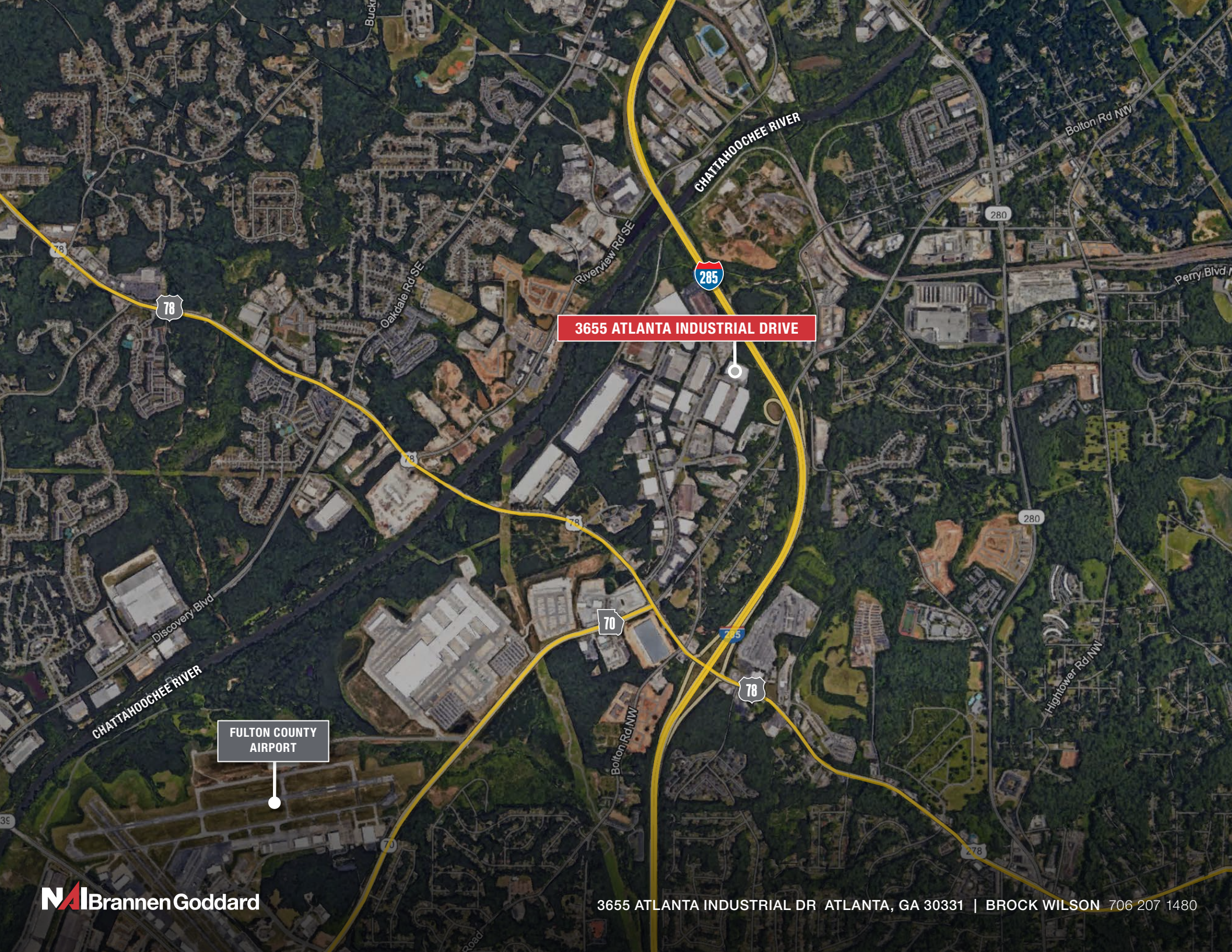


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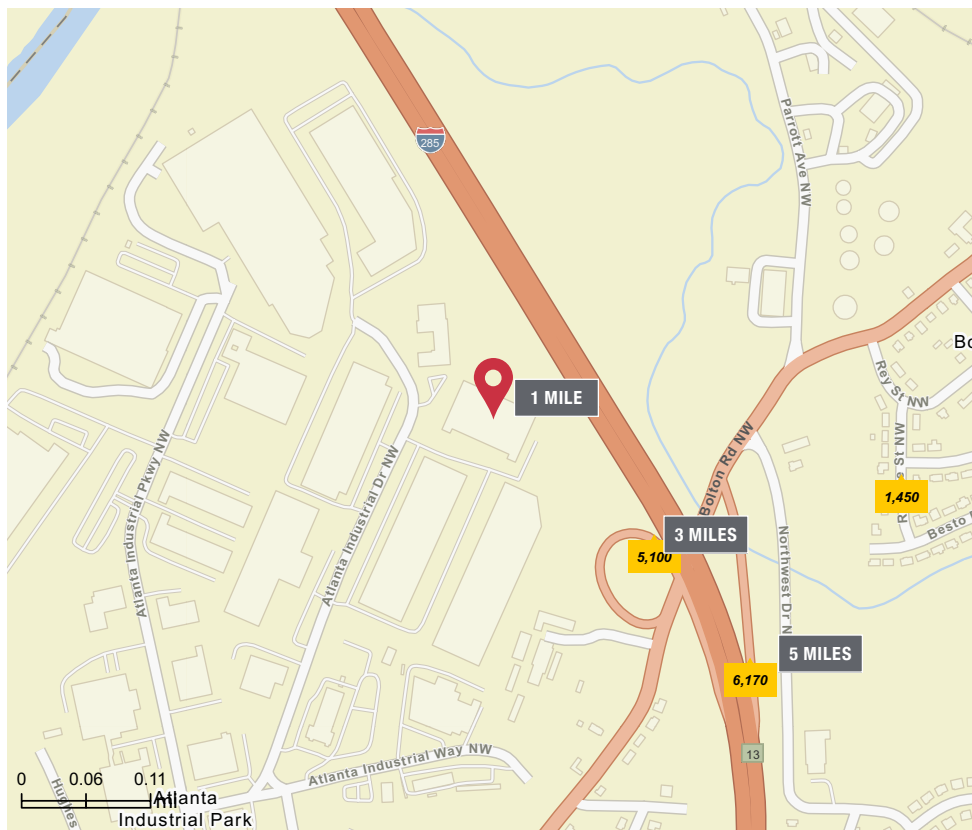




3655 ATLANTA INDUSTRIAL DRIVE

FULTON COUNTY
AIRPORT

AREA DEMOGRAPHICS



Source: ESRI 2025

Census 2020 Summary	1 mile	3 miles	5 miles
Population	2,823	57,737	182,831
Households	1,097	24,708	78,010
Average Household Size	2.57	2.33	2.29

2025 Summary


Population	4,484	65,063	196,871
Households	1,781	27,956	85,495
Families	1,041	15,289	43,911
Average Household Size	2.52	2.32	2.26
Owner Occupied Housing Units	896	15,101	43,882
Renter Occupied Housing Units	885	12,855	41,613
Median Age	35.8	36.6	36.2
Median Household Income	\$99,479	\$93,742	\$89,986
Average Household Income	\$146,620	\$139,400	\$141,689

2030 Summary

Population	4,660	67,799	202,657
Households	1,874	29,375	89,141
Families	1,094	16,041	45,203
Average Household Size	2.48	2.30	2.23
Owner Occupied Housing Units	910	15,936	45,843
Renter Occupied Housing Units	964	13,439	43,298
Median Age	37.7	37.8	37.3
Median Household Income	\$139,994	\$110,975	\$103,768
Average Household Income	\$172,843	\$157,308	\$157,088

Trends: 2025-2030 Annual Rate

Population	0.77%	0.83%	0.58%
Households	1.02%	1.00%	0.84%
Families	1.00%	0.96%	0.58%
Owner Households	0.31%	1.08%	0.88%
Median Household Income	7.07%	3.43%	2.89%



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