

# FOR SUBLEASE OR DIRECT LEASE

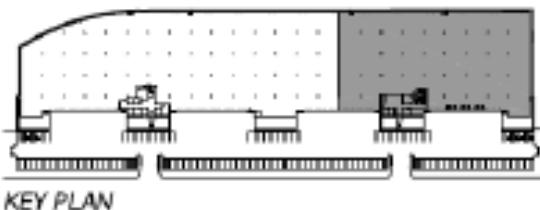
**110,096 SF** can subdivide to 41,039 or 69,057 sf for short term Lease

**Flexible Term: 12 months or longer**

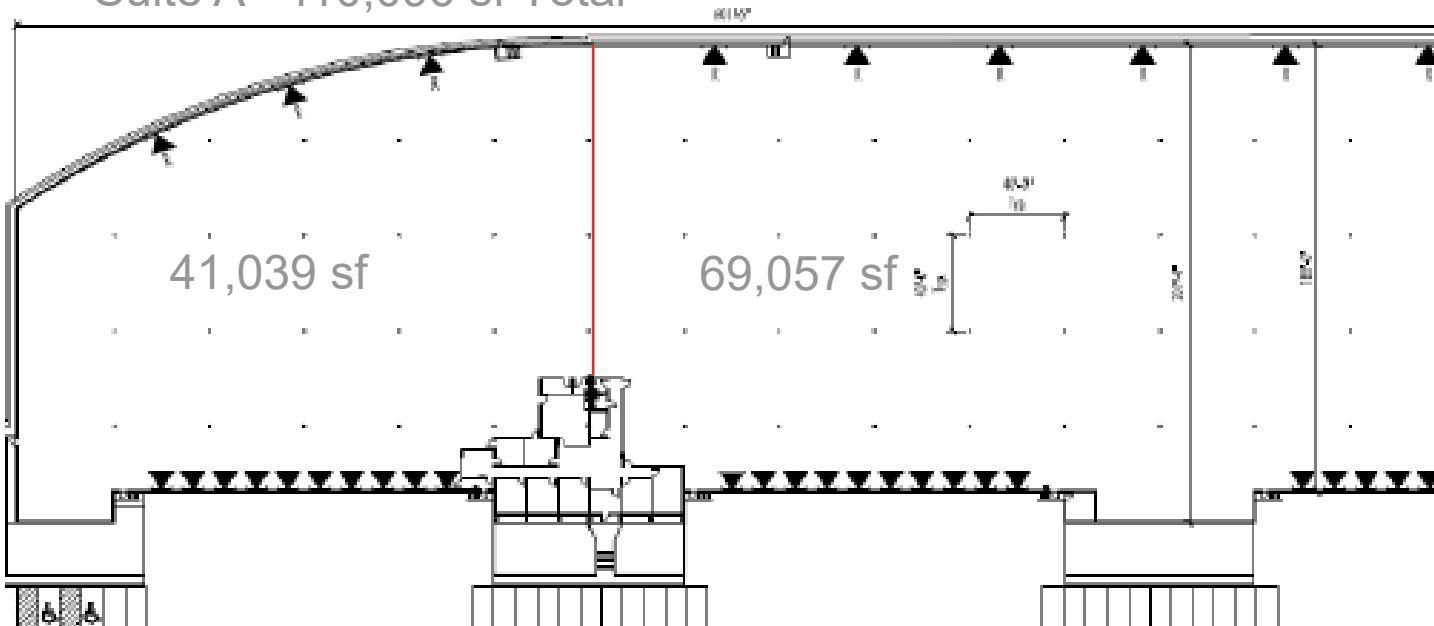


**6255 BOAT ROCK BOULEVARD**  
**ATLANTA, GA 30336**

# PROPERTY HIGHLIGHTS



Suite A - 110,096 sf Total



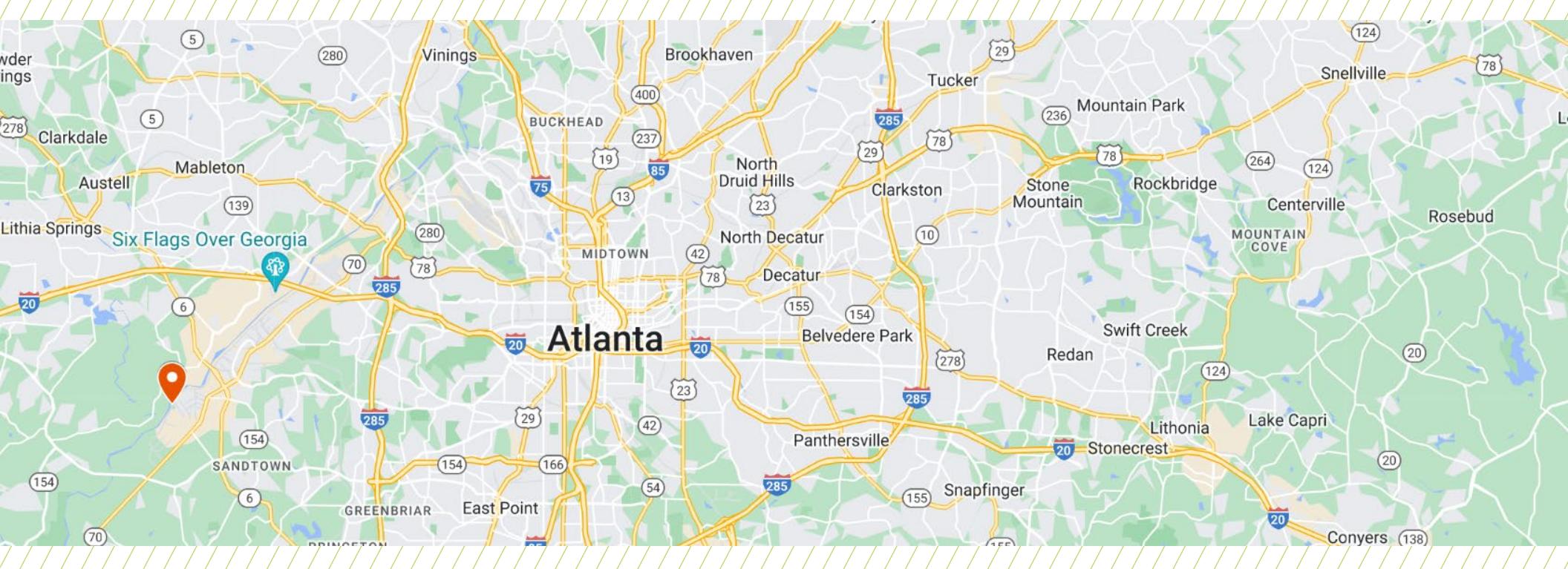
Building Size:	179,501 sf
Space Available:	110,096 sf can subdivide
Office Area:	3,403 sf
Clear Height:	24'
Building Configuration:	Front Load
Building Depth:	220'
Bay Size:	40' x 40'
Dock Doors / Drive-In Doors:	24 / 1
Rail Spur:	Currently not active
Auto Parking:	50+
Truck Court Depth:	115'
Power:	400 Amp, 120/208 Volt
Sprinkler:	Wet system, ordinary hazard
2025 Operating Expenses:	\$1.48 psf



## 6255 BOAT ROCK BOULEVARD

The property, which is strategically located in Atlanta West Distribution Center in the city of South Fulton, is one mile from Fulton Industrial Boulevard. 6255 Boat Rock Boulevard is a 179,501 square foot front-load warehouse/distribution building constructed in 1986. Suite A, the sublease premises, consists of 110,096 square feet and can be served by CSX at cost of \$700,000.

The sublease premises is available now through March 31, 2026.



# CONTACT INFORMATION

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## KEY DISTANCES

6 mi	I-20 I-285
6 mi	FedEx SmartPost
8 mi	UPS Distribution Facility
11 mi	
15 mi	
20 mi	



