

215,880 SF Cold Storage Available (Divisible) +
27,463 SF Ambient Stand Alone Building

* Rail Served Capability



Freezer/Cooler Warehouse -
Available Immediately

For Lease | 5400 Fulton Industrial Blvd. | Atlanta, GA

215,800 SF Full Building Divisible by:

- \pm 75,000 SF Freezer Or
- \pm 140,000 SF Freezer & Cooler

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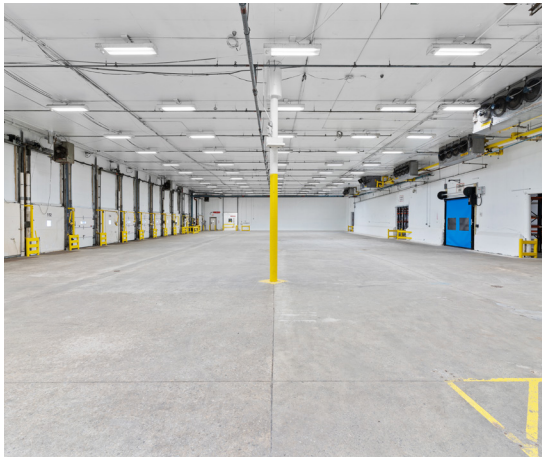
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Cold Storage & Standalone Building Specs



**All SF's are approximate*

COLD STORAGE SPECIFICATIONS

Total SF:	±215,880 (Divisible)
Freezer SF:	±67,652
Cooler SF:	±71,931
Cold Dock:	±26,430
Office SF:	±5,681
Dry/Maint SF:	±44,186
Ceiling Heights:	±20' to ±28'
Pallet Positions:	9,847 currently; ability for ± 12,000
Dock Doors:	31 DH; 1 DI
Lighting:	LED & T5
Auto Parking:	±105 (highly expandable)
Trailer Parking:	25 (expandable)
Electrical Service:	6500 Amps, 277/480 V, 3-phase, 4-wire
Refrigeration System:	Ammonia

TRUCK MAINT / DRY BLDG SPECIFICATIONS

Total SF:	27,463
Dock High Warehouse SF:	±8,961
Dock High Loading:	10 doors with levelers
Grade Level Warehouse SF:	±17,220
Grade Level Loading:	20 grade level doors (cross-dock)
Office SF:	±1,282

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Cold Storage & Standalone Building Floorplans

Potential Demising Scenarios: 215,880 SF Cold Storage

27,463 SF Ambient Bldg

1 ± 140,790 SF

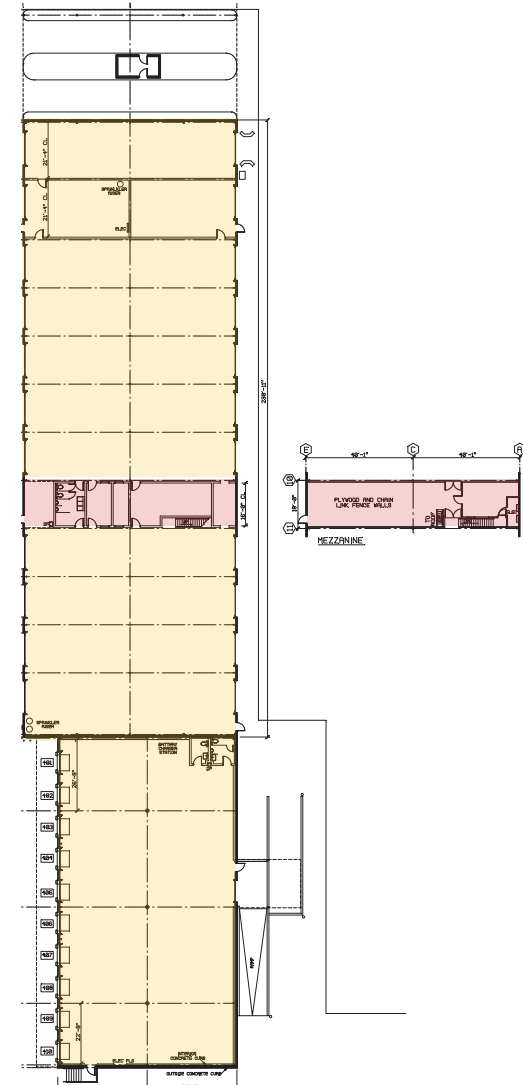
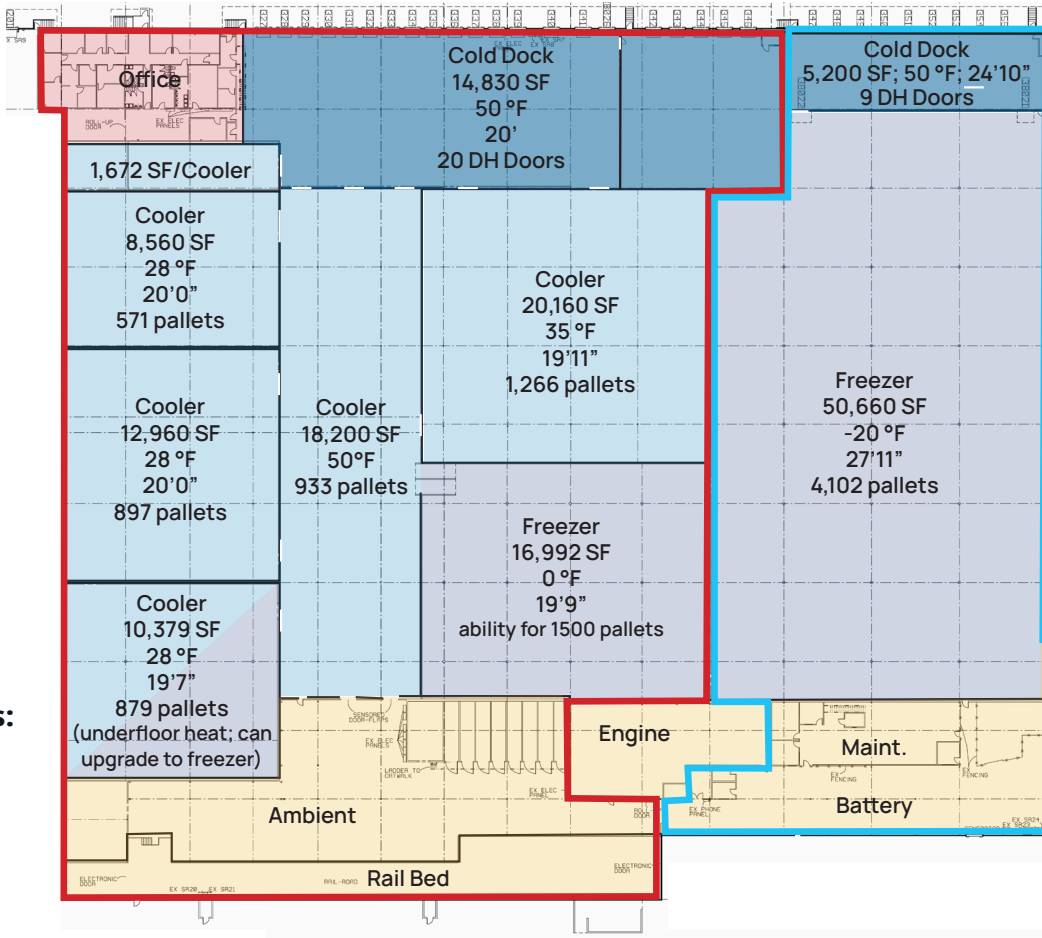
Freezer SF	16,992
Cooler SF	71,931
Cold Dock SF	14,830
Office SF	5,681
Maint/Misc SF	31,356

2 ± 75,090 SF

Freezer SF	50,660
Cooler SF	6,400
Cold Dock SF	5,200
Office SF	± 2,000
Maint/Misc SF	± 10,830

Full Building Details: 215,880 SF

Freezer SF	67,652
Cooler SF	71,931
Cold Dock SF	26,430
Office SF	5,681
Maint/Misc SF	44,186



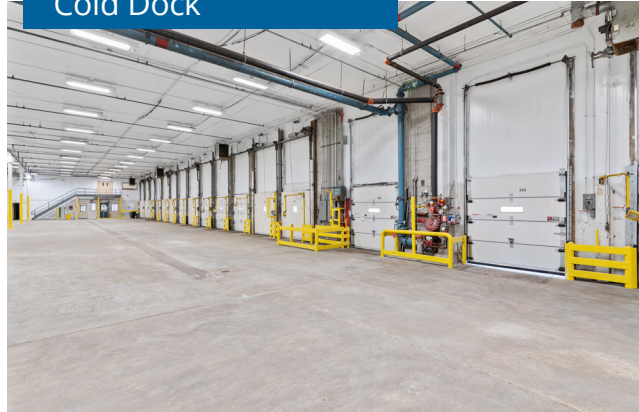
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Building Photos

-20 °F Freezer



Cold Dock



28 °F Freezer



0 °F Freezer



Truck Maint. Building



Engine Room



Building Aerial



Cold Dock



Building Aerial



5400 Fulton Industrial Boulevard | Atlanta, GA

The facility is located in Atlanta's most mature industrial submarket with over 120 million SF of industrial space. 5400 Fulton Industrial offers connectivity into Atlanta via I-20 (3.5 mi) and I-285 (5.2 mi) and Hartsfield Jackson Airport is 14.2 miles away.

Recent Facility & Site Upgrades

- Refrigeration system overhaul - 2022
- Roof Repairs/Replacement - 2022
- New Lighting - 2022
- Parking Lot Seal and Re-Stripe - 2023
- Painting - 2022



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