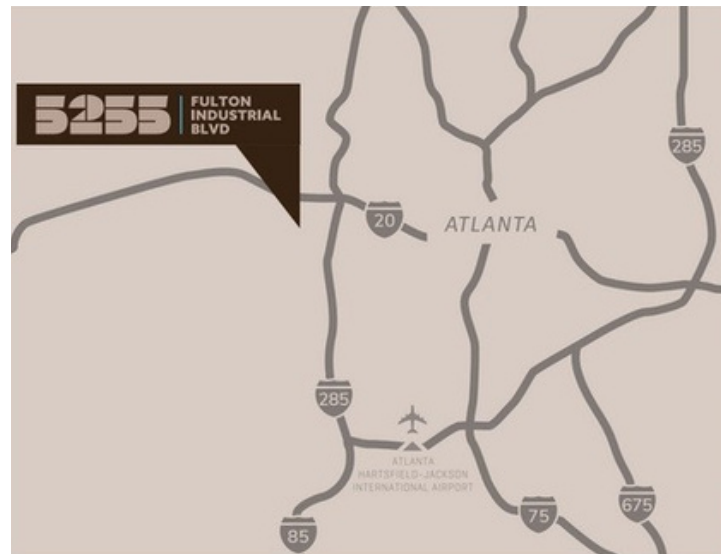


5255**FULTON
INDUSTRIAL
BLVD****FOR SALE****±100,380 SF CROSS-DOCK DISTRIBUTION FACILITY WITH
PRE-INSTALLED RACKING SYSTEM****PRICE: \$15,050,000**

PROPERTY HIGHLIGHTS

- Space can be divided from 50,000 - 100,380 sq ft
- Total Building Area: ±100,380 SF
- Office Space: ±4,938 SF
- Parcel Size: 4.59 Acres
- Cross-Dock Configuration with 24 dock-high doors (with levelers)
- Pre-Installed Full Racking System
- Clear Height: 22'
- Power: 400 Amps, 277/480V 3-Phase
- Sprinkler System: ESFR
- Column Spacing: 37.5' x 34.5'
- Auto Parking: ±36 spaces

**SteelBridge**

COMMERCIAL REAL ESTATE

SAMMY BERMAN

Qualifying Broker

sammy@steelbridgecre.com

404.550.6002

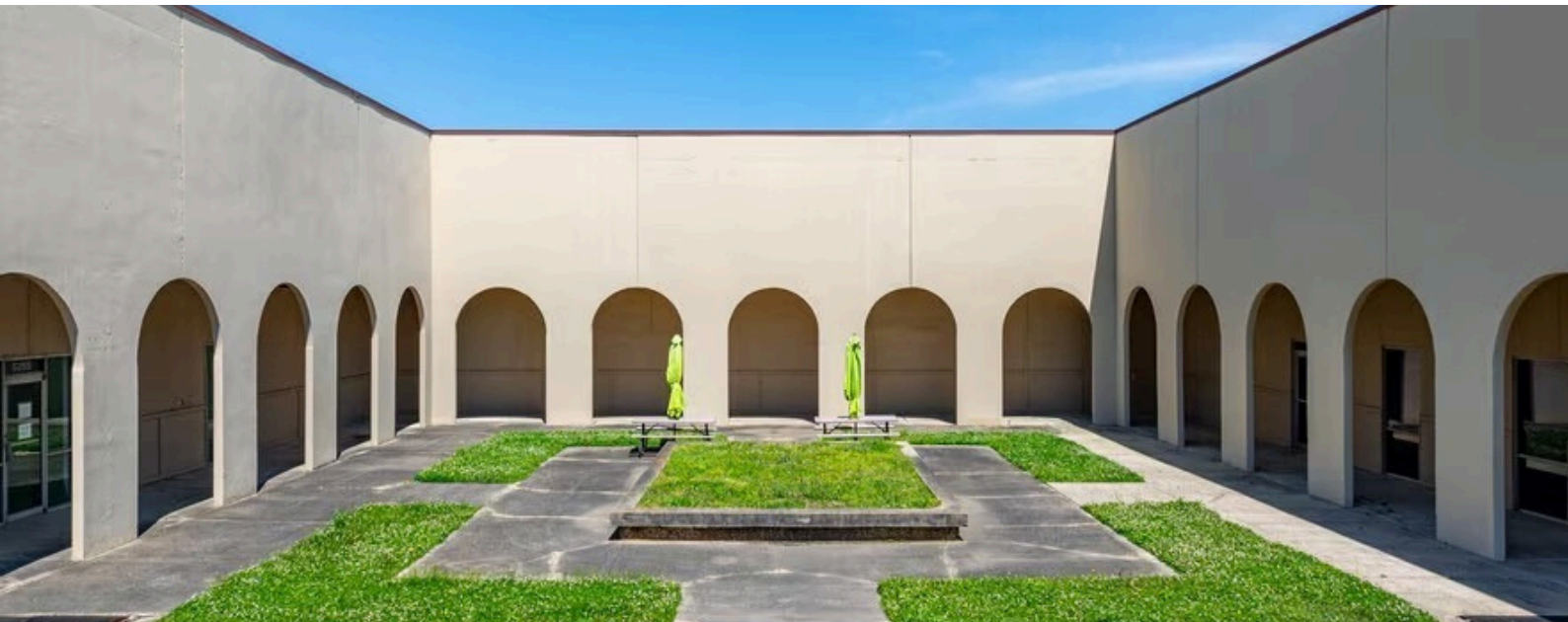
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FULTON
INDUSTRIAL
BLVD

FOR SALE

±100,380 SF CROSS-DOCK DISTRIBUTION FACILITY WITH
PRE-INSTALLED RACKING SYSTEM

±100,380 SF Cross-Dock Distribution Facility with Pre-Installed Racking System



SteelBridge

COMMERCIAL REAL ESTATE

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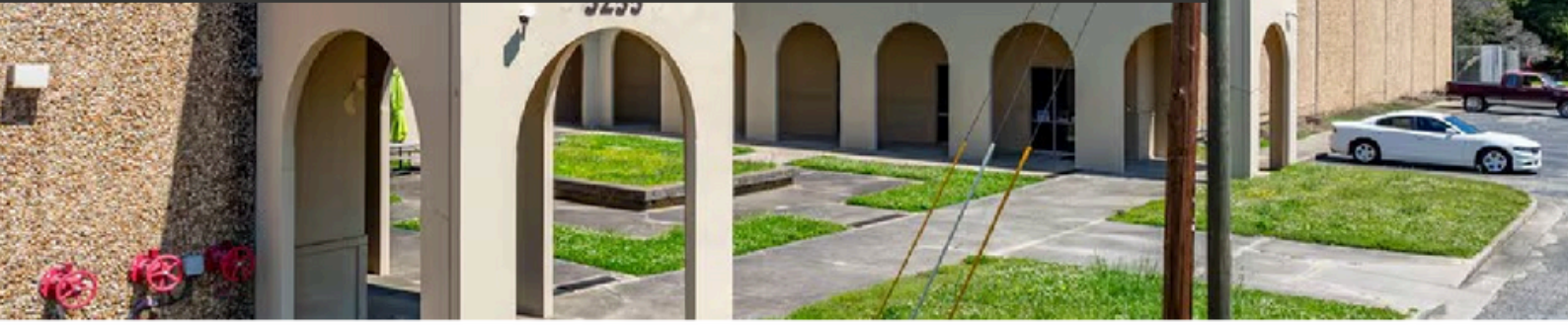
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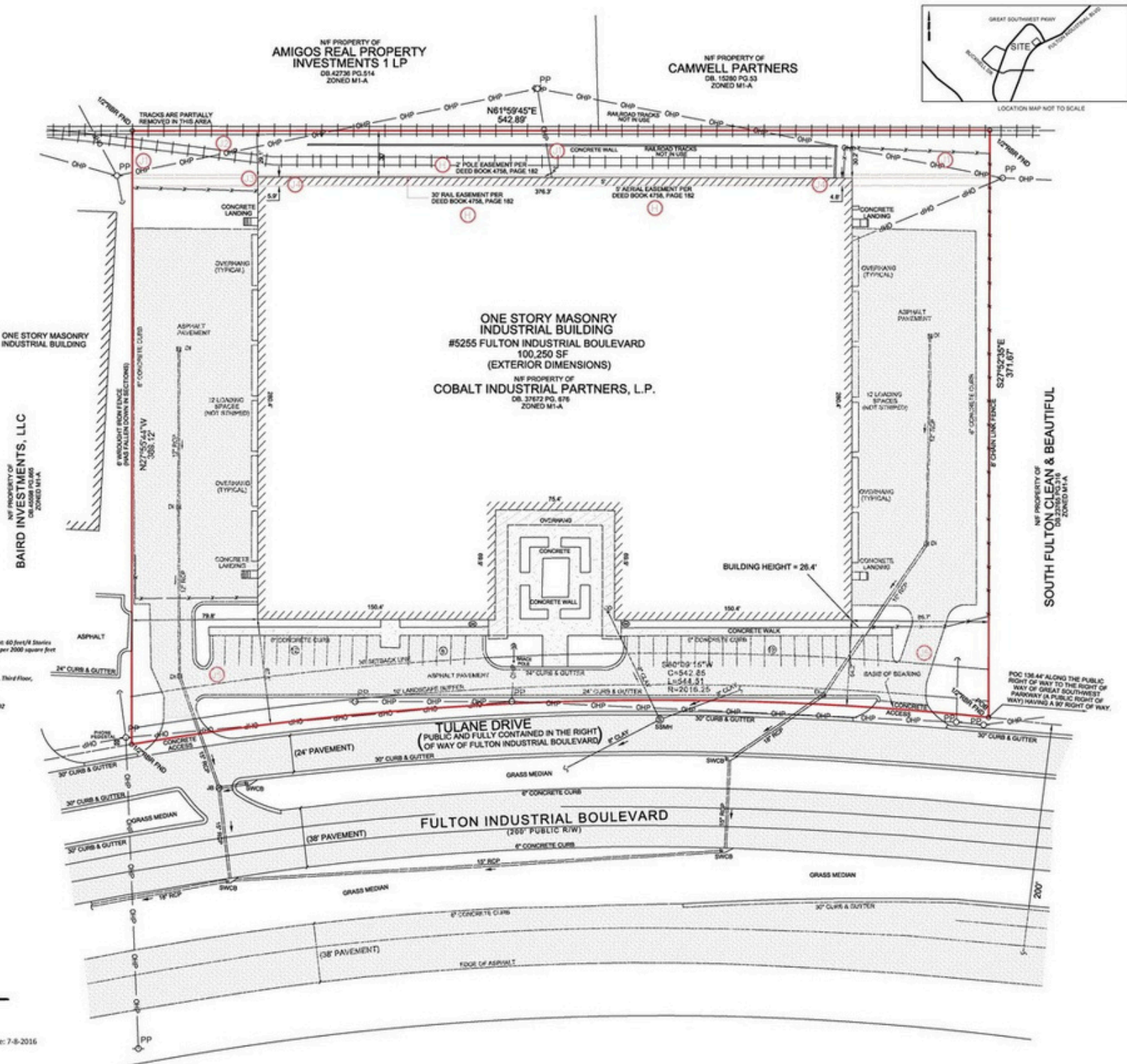
Qualifying Broker

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404.550.6002

±100,380 SF CROSS-DOCK DISTRIBUTION FACILITY WITH PRE-INSTALLED RACKING SYSTEM

SURVEY



NF PROPERTY OF AMIGOS REAL PROPERTY INVESTMENTS 1 LP
DB.42736 PG.514
ZONED M1-A

NF PROPERTY OF CAMWELL PARTNERS
DB. 15280 PG.53
ZONED M1-A

ONE STORY MASONRY INDUSTRIAL BUILDING
#5255 FULTON INDUSTRIAL BOULEVARD
100,250 SF
(EXTERIOR DIMENSIONS)
NF PROPERTY OF COBALT INDUSTRIAL PARTNERS, L.P.
DB. 37272 PG. 875
ZONED M1-A

FULTON INDUSTRIAL BOULEVARD
(260' PUBLIC R/W)

SAMMY BERMAN
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COMMERCIAL REAL ESTATE

5255

FULTON INDUSTRIAL BLVD

FOR SALE

±100,380 SF CROSS-DOCK DISTRIBUTION FACILITY WITH PRE-INSTALLED RACKING SYSTEM



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

SteelBridge

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