



UNION CITY
LOGISTICS CENTER





172,260

—
Square Feet
Remaining

Airport

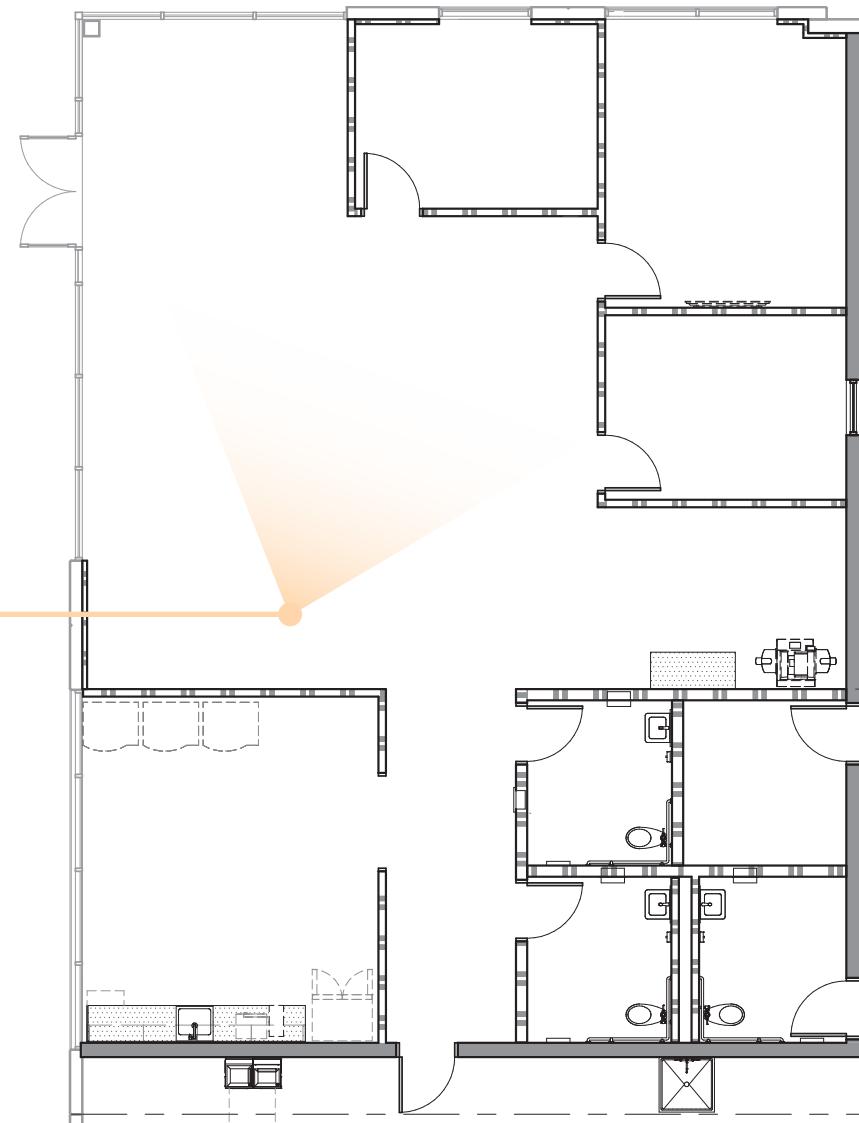
—
Submarket • Atlanta

I-85 South

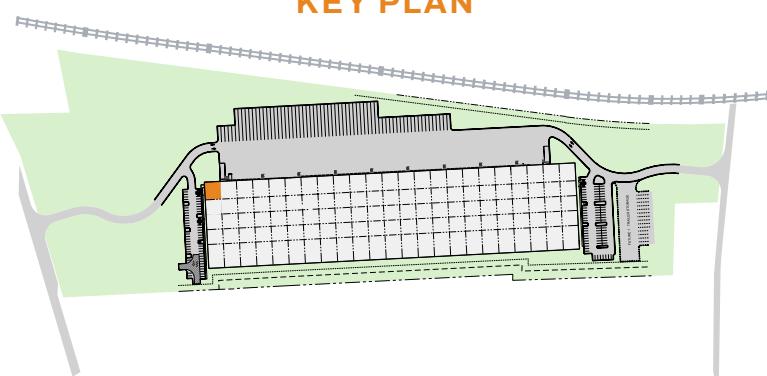
—
Corridor

2,372 SF

Spec Office



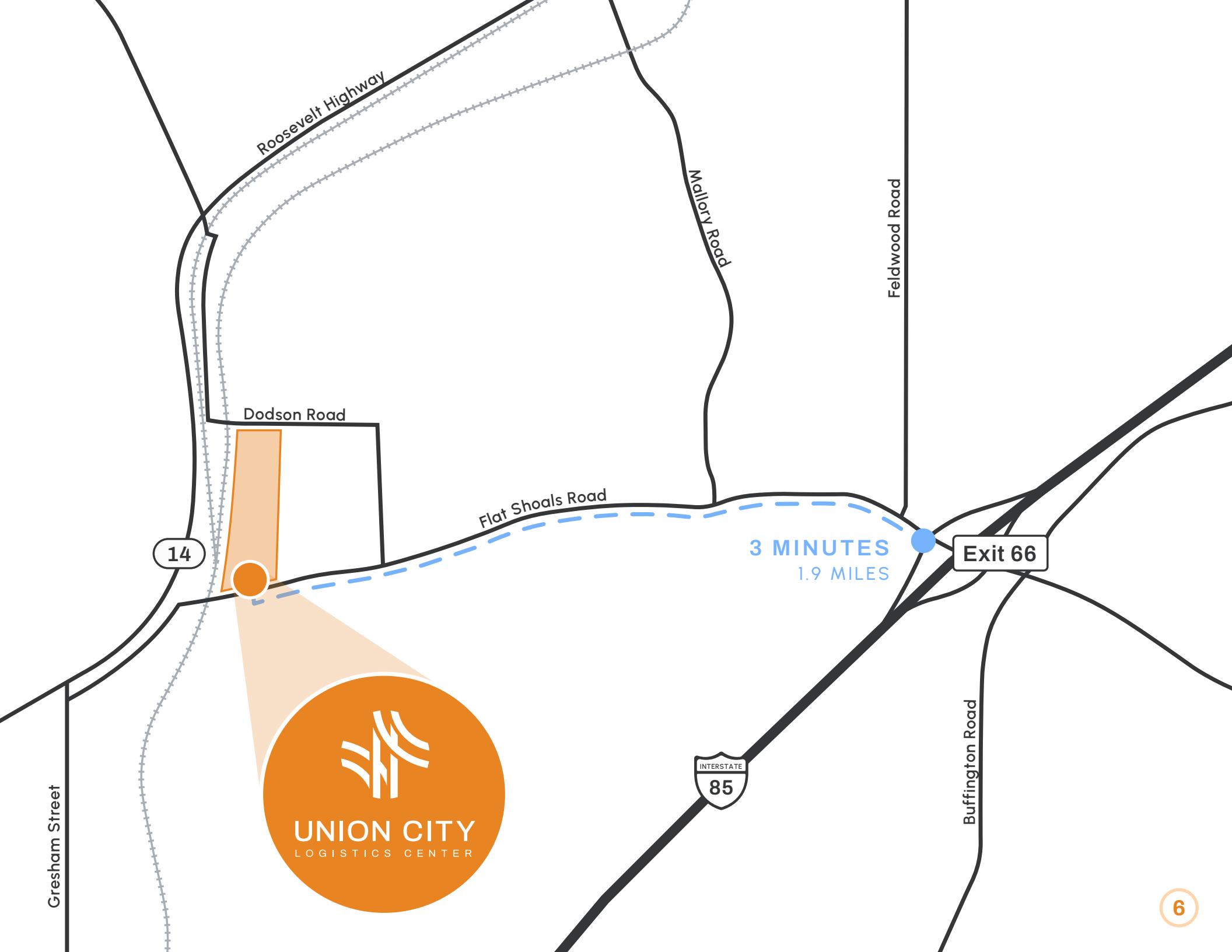
KEY PLAN



VACANCY HIGHLIGHTS



ADDRESS	4811 Flat Shoals Road Union City, GA 30291
BUILDING SIZE	360,180 Square Feet
VACANCY SIZE	172,260 Square Feet
OFFICE	2,372 Square Feet
BUILDING DEPTH	290'
CONFIGURATION	Front-load
CLEAR HEIGHT	36'
LOADING	34 (9' x 10') Dock High Doors with 3 In-Place Pit Levelers 1 (12' x 14') Drive-In Door
LIGHTING	Motion Sensing LED
SPRINKLER	ESFR
POWER	3 phase, 2,000 amps
COLUMN SPACING	54' W x 50' D with 60' speed bays
SLAB	7" cement slab stabilized subgrade with 10mil vapor barrier
TRUCK COURT DEPTH	240' with 60' concrete truck apron
TRAILER STORAGE	84 Trailer Stalls
EMPLOYEE PARKING	59 Spaces



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Offers direct access to I-85 South and the ability to reach 80% of the US population within two days by truck.



Access with two turns and 12 miles from Hartsfield-Jackson International Airport, the world's busiest passenger airport and 11th busiest air cargo terminal nationally.



Sits within 4 miles and two turns from Fairburn's CSX Intermodal, which provides rail services for containerized freight. This terminal provides users with the ability to move freight by rail directly from Port of Los Angeles through to the Port of Savannah.



Fulton County has Atlanta largest industrial labor force at 71,253 employees. Of the five largest cities for warehousing work, four are located in the South Atlanta area.

USA DRIVE TIME MAPS

Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
I-85 Access (Exit 66)	1.9 Miles
Fairburn CSX Intermodal	4.1 Miles
Interstate 285	4.6 Miles
Interstate 75	10.2 Miles
Hartsfield Jackson International Airport	11.8 Miles

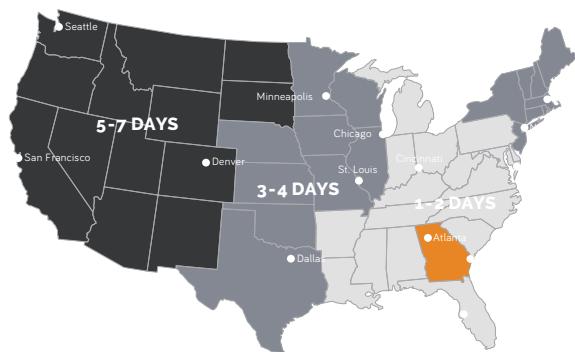
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Port of Savannah	252 Miles
Port of Pensacola	310 Miles
Port of Brunswick	313 Miles
Port of Charleston	317 Miles
Port of Jacksonville	350 Miles



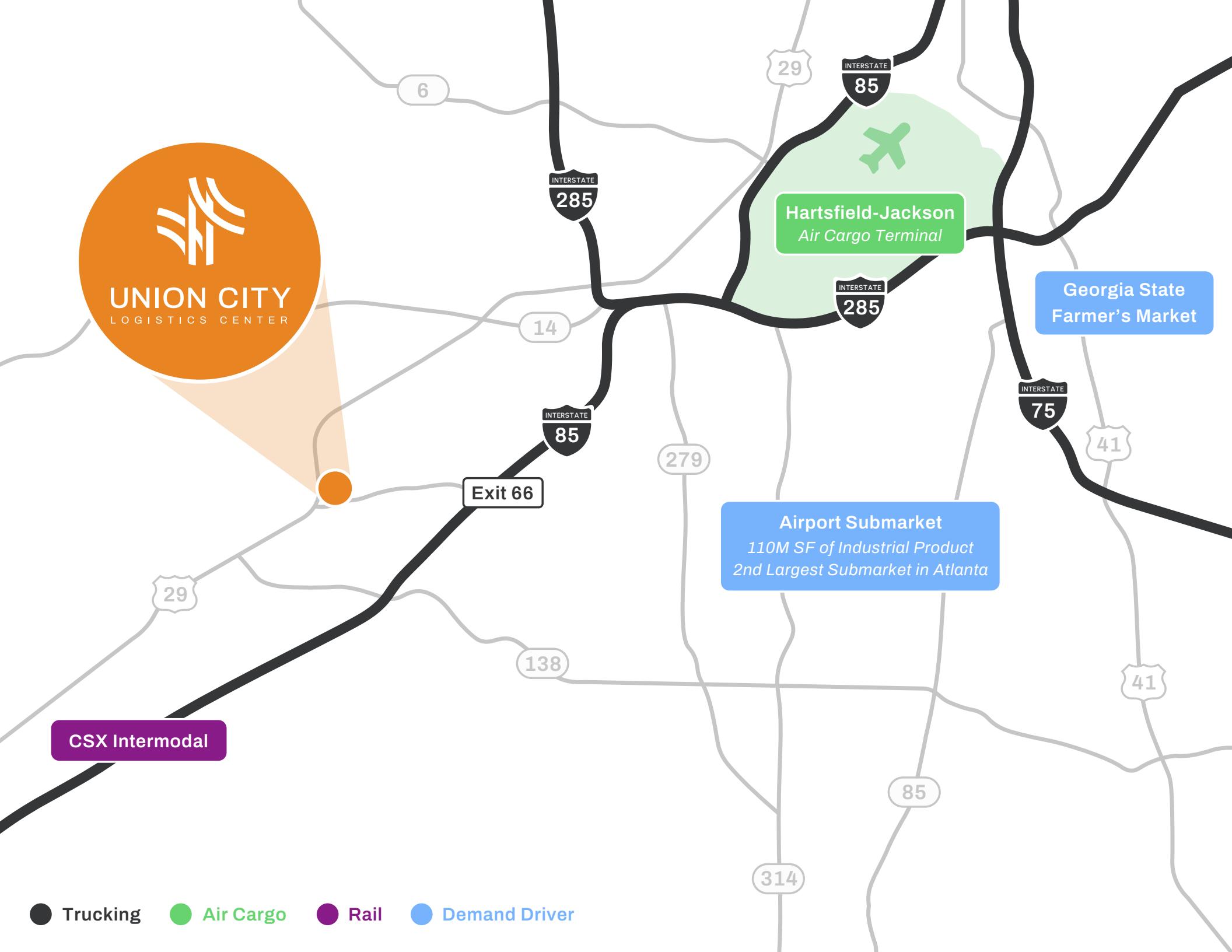
TRUCK TRANSIT TIMES
FROM GEORGIA



AIR TRANSIT TIMES
FROM GEORGIA



RAIL TRANSIT TIMES
FROM GEORGIA





Union City has gained the attention of to businesses and developers from around the country. For years, some of the most leading and innovative companies have become highly invested in various locations throughout the City.

The Community has a distinctive blend of new and established business clusters that are strategically designed to succeed. Its success is due, in part, to local and regional resources, a highly educated workforce, competitive incentives and state-of-the-art industrial parks.

With a strategic location, successful businesses and unique retail developments, companies are continuously investing in Union City. The City is dedicated to advancing its quality of life and making the area a regional entertainment and shopping destination.

Source: <https://www.unioncityga.org/home>

For leasing information, please contact:

NICK PEACHER

nicholas.peacher@streamrealty.com
404.962.8650

SCOTT JONES

scott.jones@streamrealty.com
404.962.8603

