

MAJESTIC AIRPORT CENTER IV

4505 DERRICK INDUSTRIAL PARKWAY | ATLANTA, GA 30349

FOR SUBLEASE
AVAILABLE AUGUST 1, 2025
1,039,574 SF

1/31/2033 LEASE EXPIRATION

CROSS-DOCK / 424 TRAILER STALLS

BRAND NEW / DEMATIC MULTISHUTTLE AS/RS
(CAN BE REMOVED PRIOR TO COMMENCEMENT)

NAIBrannenGoddard

NATHAN ANDERSON

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CHARLIE ADAMS

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PROPERTY OVERVIEW

MAJESTIC AIRPORT CENTER IV



Total Available: 1,039,574 SF, Cross Dock Building (650' x 1,600')

Clear Height: 40'

Spec Improvements Include: ±59,470 SF of Office including:

- Conference Rooms, Bullpen Office, Full Kitchen, Gym, Locker Rooms
- Badge access system to all Office Areas and Warehouse Floor
- 4 Level Pick Mezzanine (*can be removed*)
- Newly delivered (3/14/2025) Dematic Multishuttle AS/RS (*can be removed*)

Column Spacing: 54' x 48' with 60' Speed Bay

Floor: 7" Concrete

Sprinkler System: ESFR

Power: Two 277/480 Volt, 3 Phase, 4 Wire, 4,000 Amp services on either end of the building

Roof: 60-mil TPO with R-13.2 Insulation and 20-year NDL Warranty

Lighting: LED with Clerestory Windows in each Bay

Dock Doors: 199 (9' x 10') Dock Doors, 98 Doors Equipped with Rite Hite Dock Levelers, Seals, Fans, Lights and Locks

Drive-In Doors: 4 (12' x 14') Drive-In Doors, Ramped Insulated Doors

Truck Court: Cross-Dock 210' with 60' concrete truck apron on either side

Auto Parks: 483 (Currently expanded)

Trailer Parks: 424 Trailer Stalls (124 on rear with 300 trailer stalls on front currently converted to auto parking)

Ingress / Egress: Single point of access via Derrick Industrial Parkway with separate access for autos and trailers

Infill Atlanta Location: 5.46 Miles to I-285 and I-85

Year 1 Operating Expenses: \$0.55 PSF 2025 Estimate

SUBLEASE EXPIRES January 31, 2033



NATHAN ANDERSON

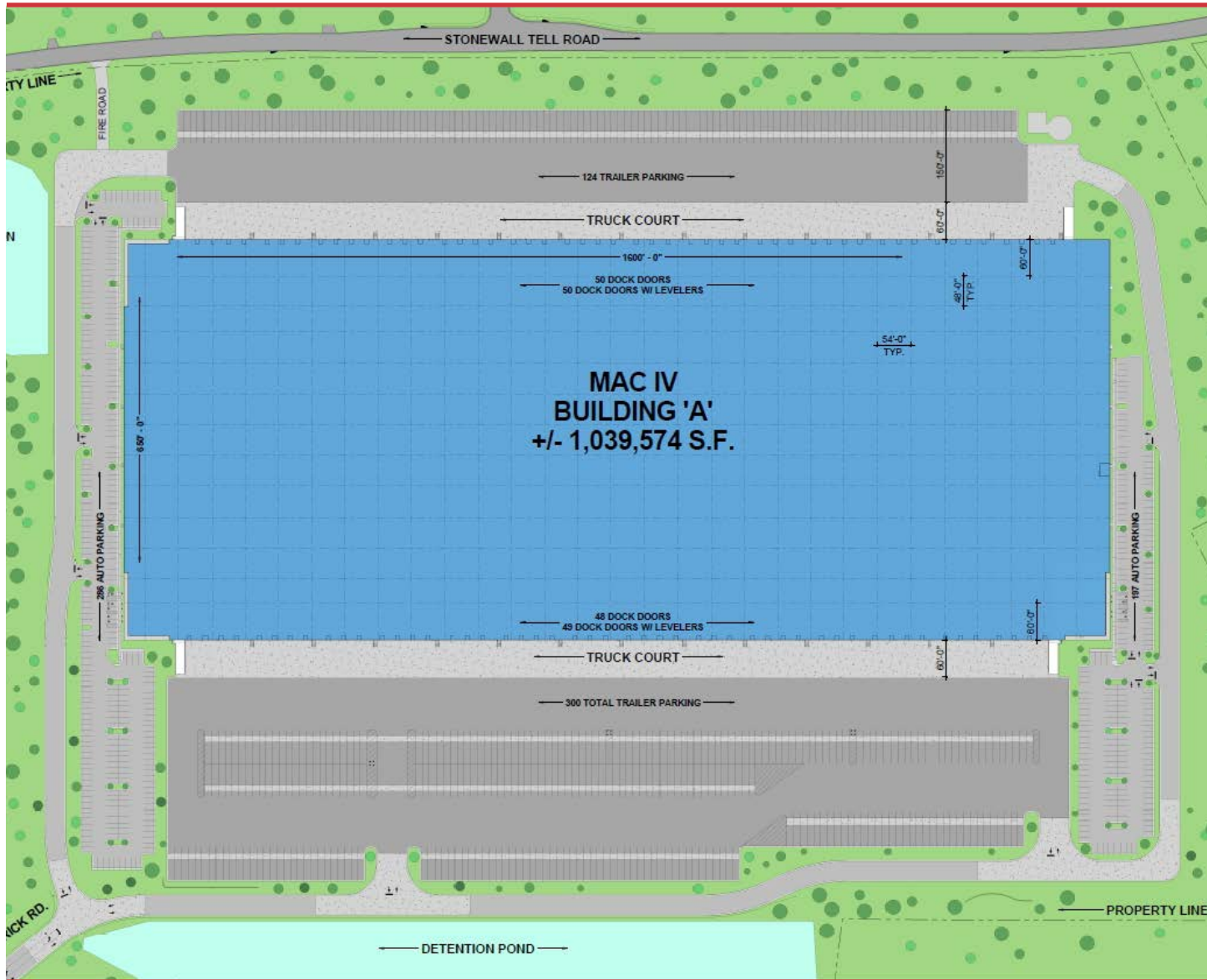
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SITE PLAN

MAJESTIC AIRPORT CENTER IV



Auto Parks

483 (Currently expanded)

Trailer Parking

424 Trailer Stalls
(124 on rear with 300 trailer stalls on front currently converted to auto parking)

Dock Doors

199 (9' x 10') Dock Doors,
98 Doors Equipped with
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Drive-In Doors

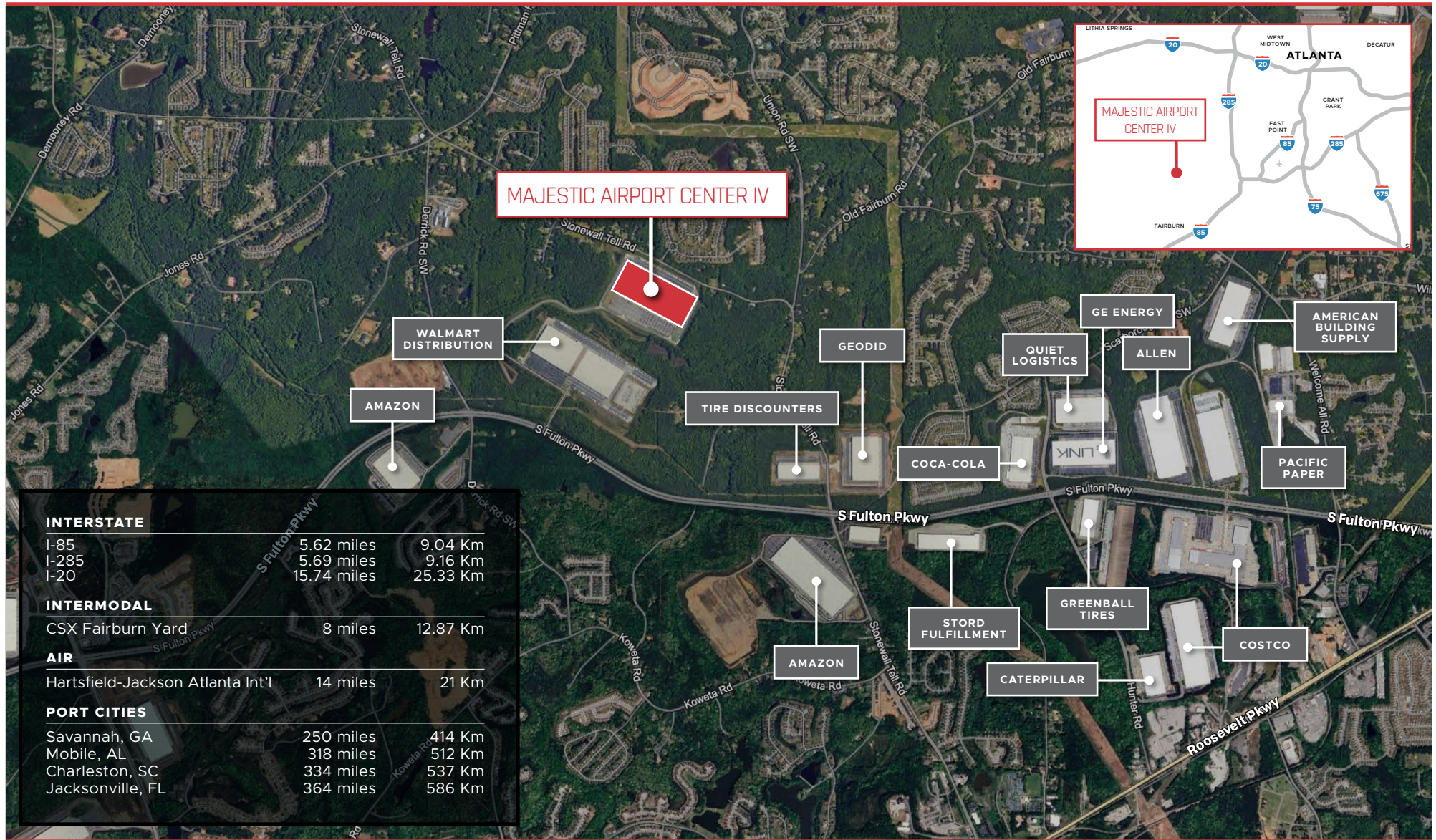
4 (12' x 14') Drive-In Doors,
Ramped Insulated Doors

Column Spacing

54' x 48' with 60' Speed Bay

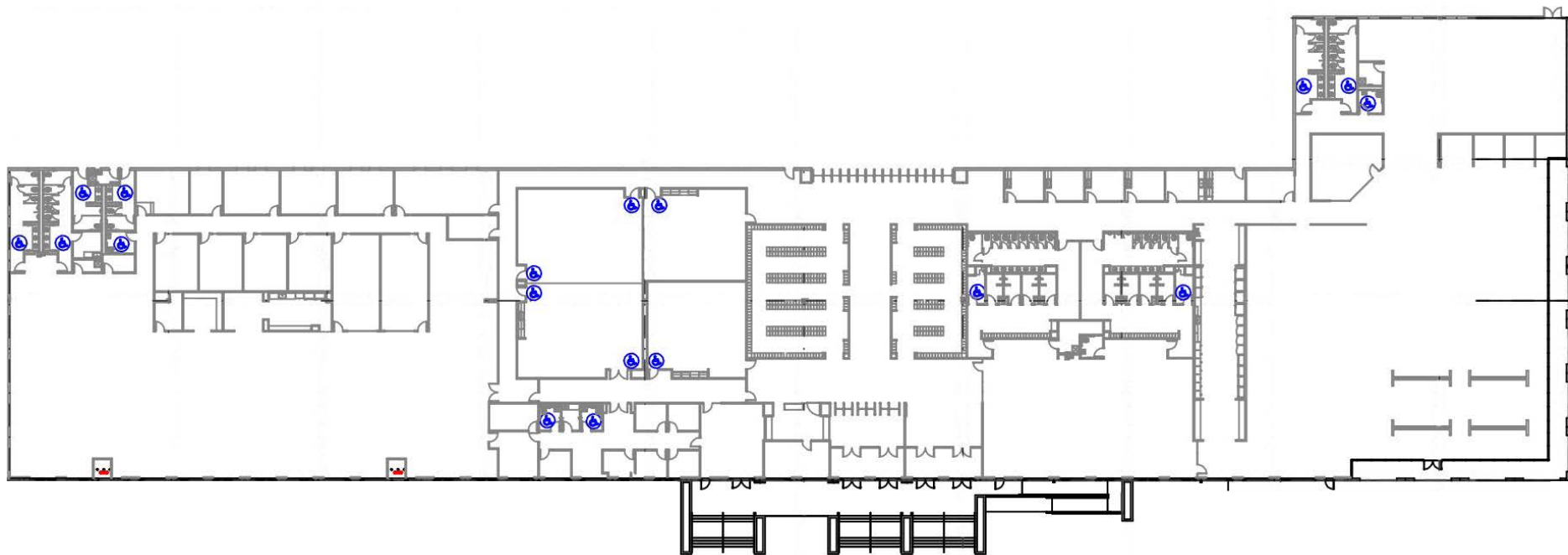
CORPORATE NEIGHBORS

MAJESTIC AIRPORT CENTER IV



OFFICE CONFIGURATION

MAJESTIC AIRPORT CENTER IV



±59,470 SQUARE FEET CLASS A OFFICE

Left Wing:	Training Rooms
	Bullpen Area sufficient for ±125 Desk
	11 Conference Rooms
	2 Phone Booths

Building Entrance:	Badge access at entry & airlock
	Reception, locker rooms and employee restroom banks
	Badge access at warehouse floor entrance

Right Wing:	~1,500 SF Gym
	~4,000 SF Full Kitchen
	Vending machines & kitchen prep area

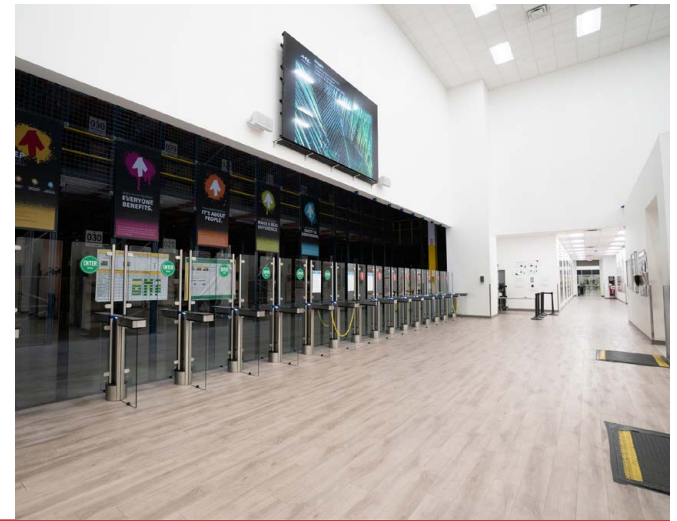
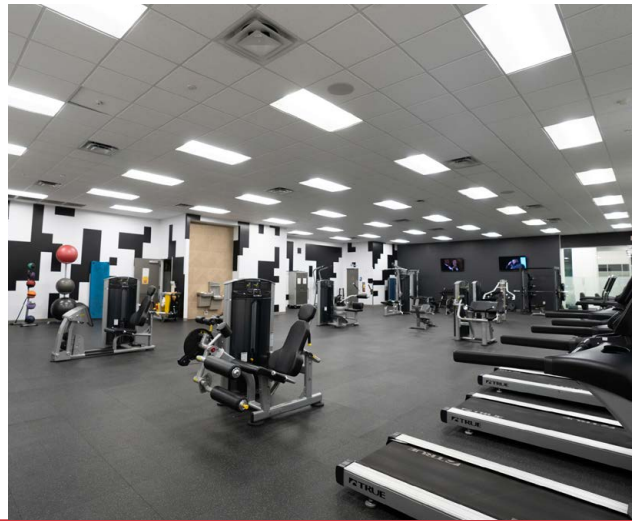
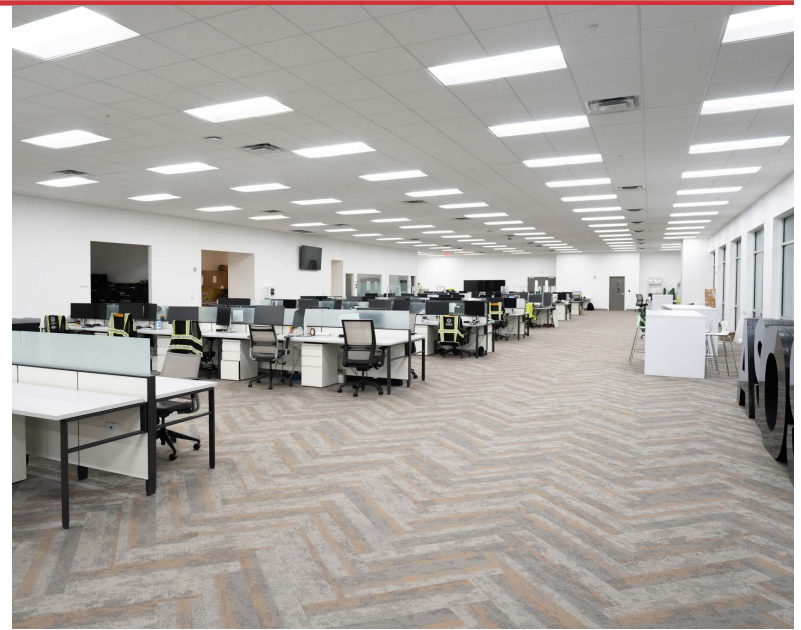
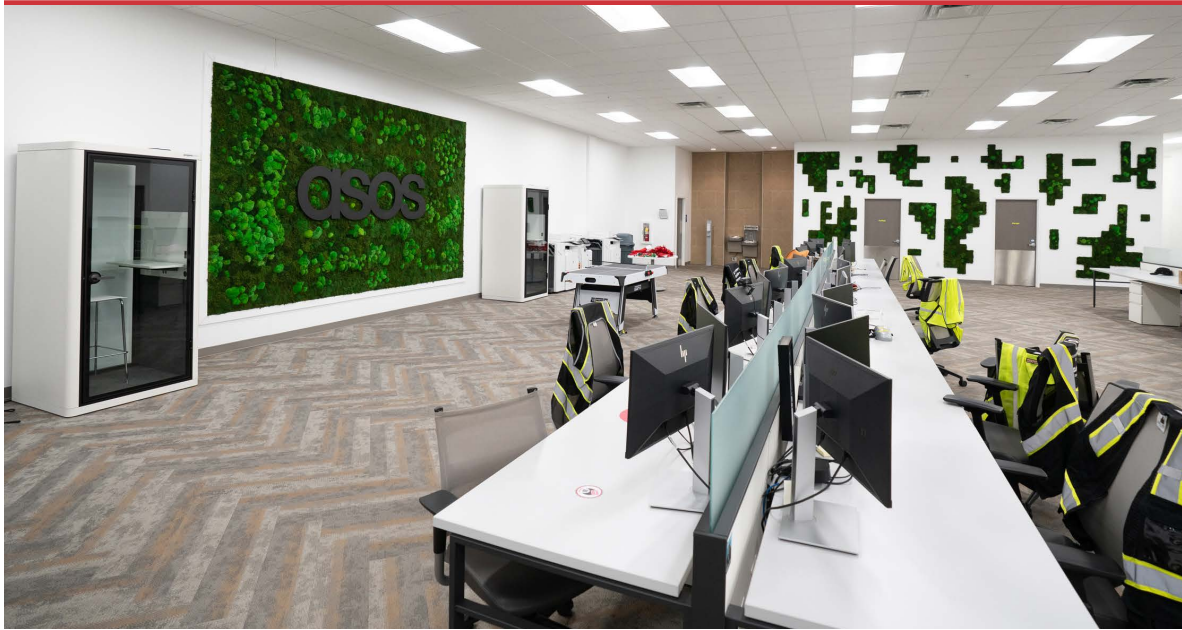


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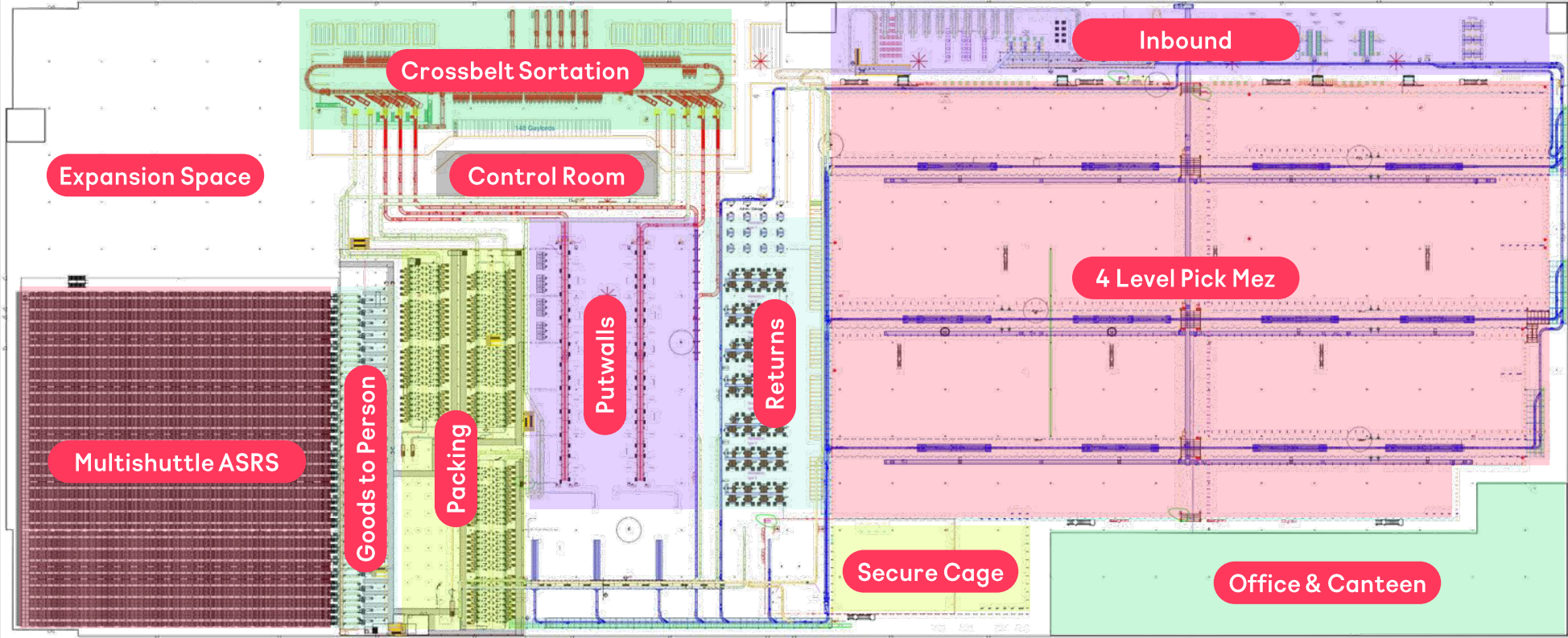
INTERIOR PHOTOS

MAJESTIC AIRPORT CENTER IV



AUTOMATION FLOORPLAN

MAJESTIC AIRPORT CENTER IV



OPERATIONAL FITOUT

Storage:	15M Total fashion units
	10M Manual storage (4-floor mez)
	5M Automated storage (28 aisle ASRS)
	2% Hanging garment storage area
	2% Secure cage area

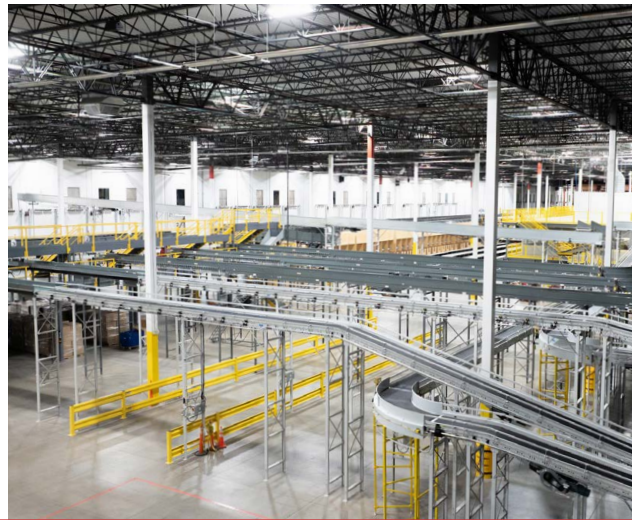
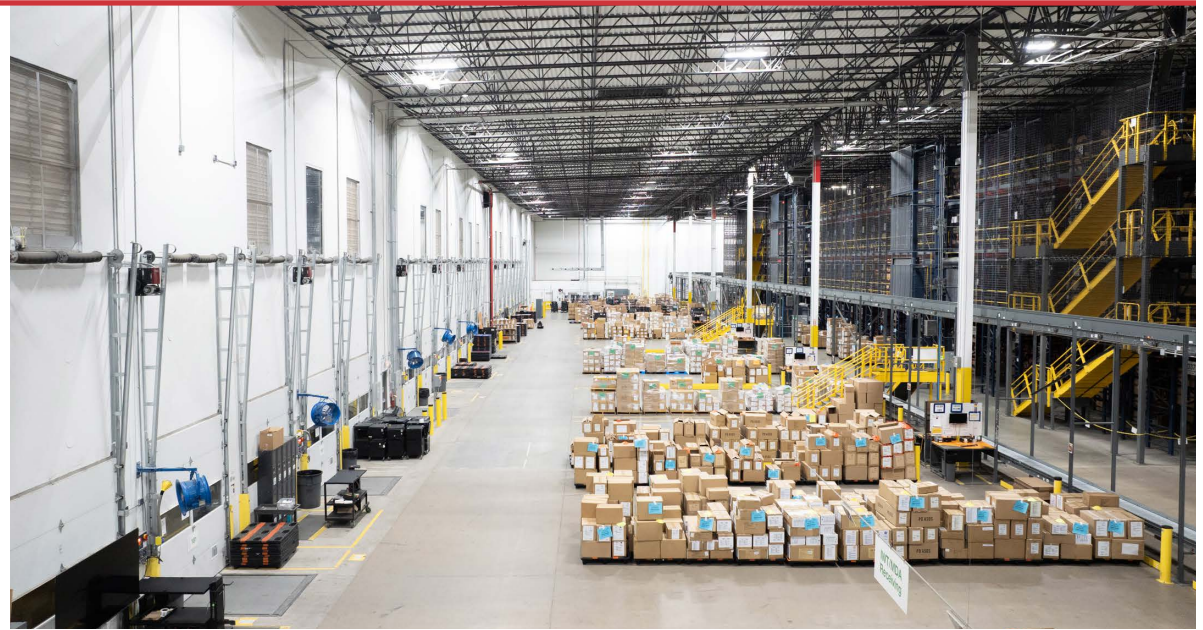
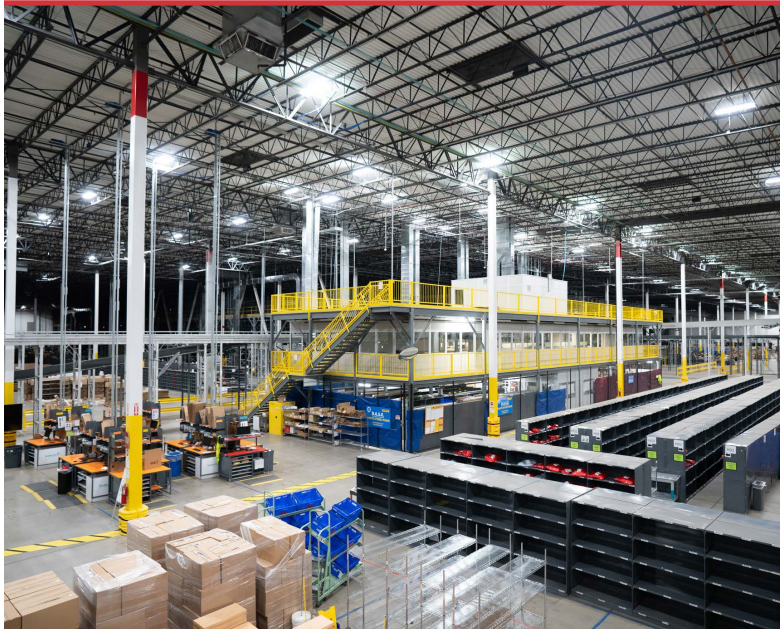
Automation:	Conveyor assisted unload stations
	Auto receive scan tunnel
	Label applicator
	3 Level automation mezzanine
	2 Pocket sorting modules (exp. for 3rd)
	22,500 Units/hr. sorting capacity

	28 GTP and semi-auto induction stations
	14 Auto induction stations
	147 Pack stations
	14,000 Parcels/hr. crossbelt sortation
	80 Chute positions
	6 Direct to trailer positions

Returns:	136 Returns stations
Other:	3 Level Control Tower and Offices

WAREHOUSE & AUTOMATION EQUIPMENT

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LOCATION OVERVIEW

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INTERSTATE

I-85	5.62 miles/9.04 Km
I-285	5.69 miles/9.16 Km
I-20	15.74 miles/25.33 Km

INTERMODAL

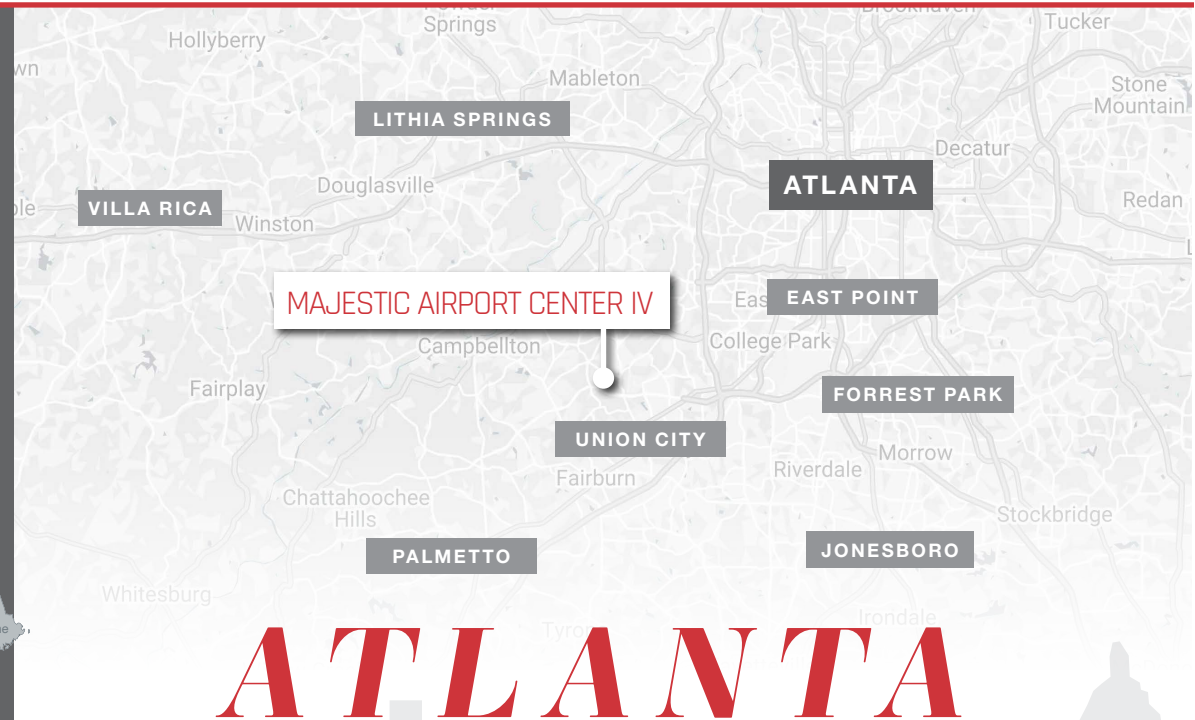
CSX Fairburn Yard	8 miles/12.87 Km
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AIR

Hartsfield-Jackson Atlanta Int'l Airport	14 miles/21 Km
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PORT CITIES

Savannah, GA	250 miles/414 Km
Mobile, AL	318 miles/512 Km
Charleston, SC	334 miles/537 Km
Jacksonville, FL	364 miles/586 Km



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75% of U.S. can be reached within 2 truckload delivery days



11 major sea & inland ports within 350 miles

Information is deemed from reliable sources. No warranty is made as to its accuracy.



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