

4475 SOUTH FULTON PARKWAY

FOR LEASE

±512,000 SF
Building 5



Atlanta
Airport/South Atlanta

4475 South Fulton Parkway
Atlanta, GA 30349



OVERVIEW

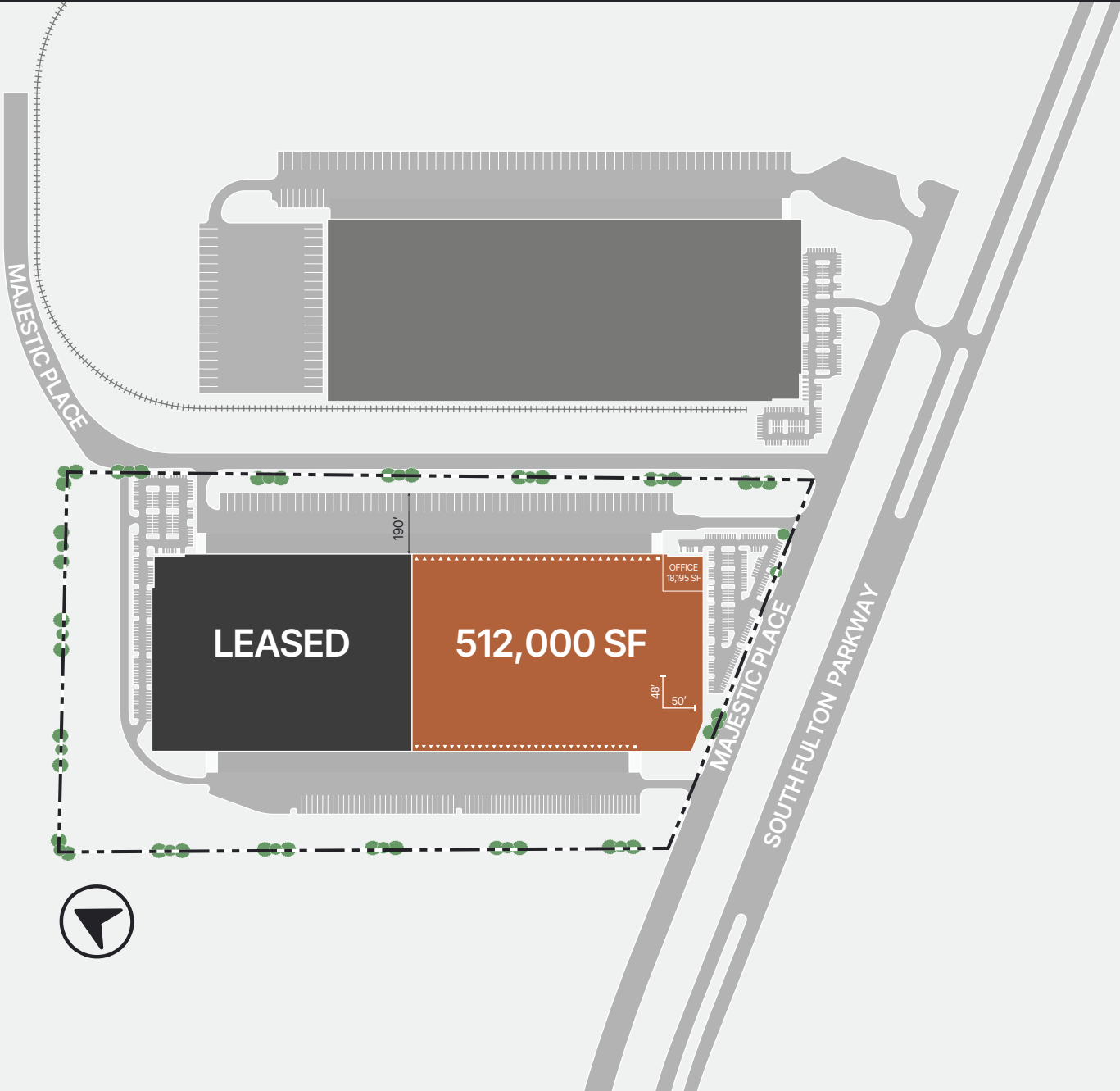
4475 South Fulton Parkway
Atlanta, GA 30349

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PROPERTY SPECIFICATIONS

Available SF	±512,000 SF
Office SF	18,195 SF (3 Offices)
Column Spacing	50' W x 48' D
Clear Height	36' Minimum
Dock Doors	64
Drive-In Doors	2 (12' x 14')
Lighting	LED
Auto Parking	184
Trailer Parking	119
Truck Court Depth	187'



MAJESTIC PLACE

LEASED

512,000 SF

OFFICE
18,185 SF

190'

48'

50'

MAJESTIC PLACE

SOUTHFULTON PARKWAY







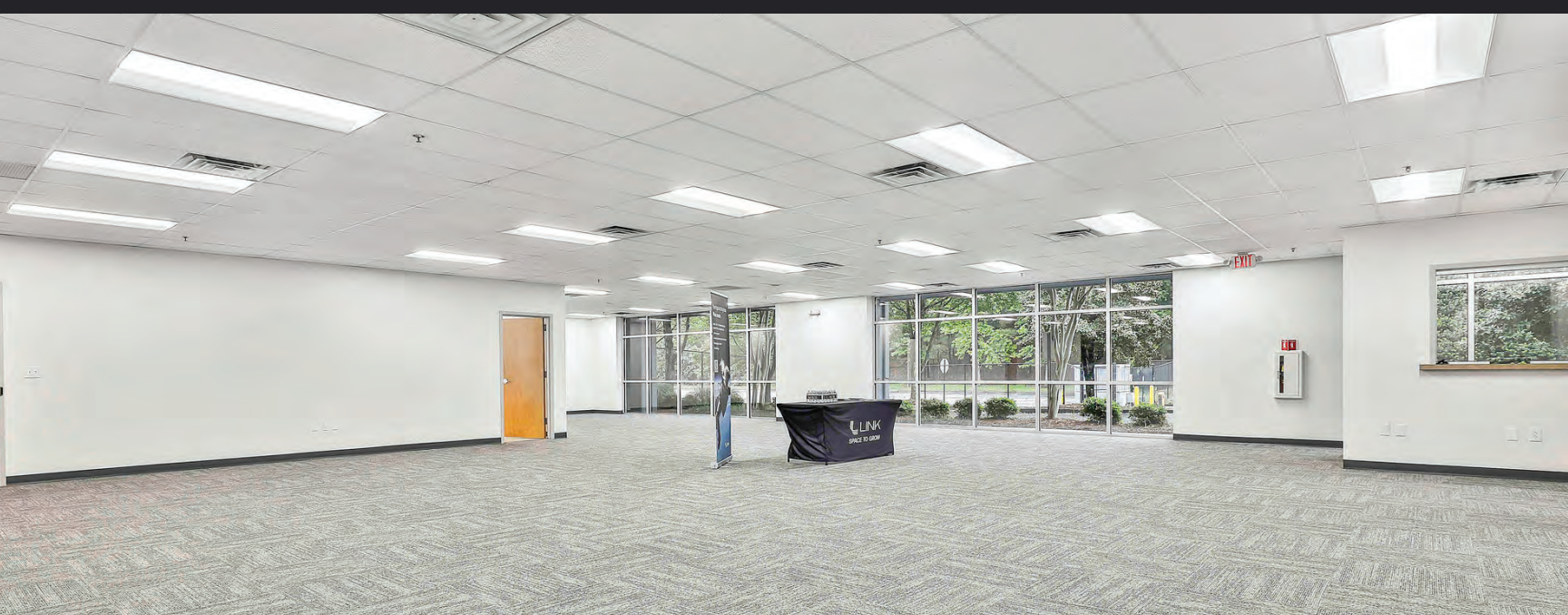
With nationally ranked infrastructure for roads, rail, air, ocean and IT to efficiently reach domestic and global markets, Georgia is keenly attuned to its supply chain industry. Further, Georgia continues to grow its education and training programs to meet rapidly expanding times.



61 Total Dock Highs equipped with: 40,000 lb. mechanical pit levelers, dock seals and lock restraints.



Total office square footage is 18,195 SF. 6,525 SF Main Office, 5,730 SF Shipping and 5,940 SF Receiving





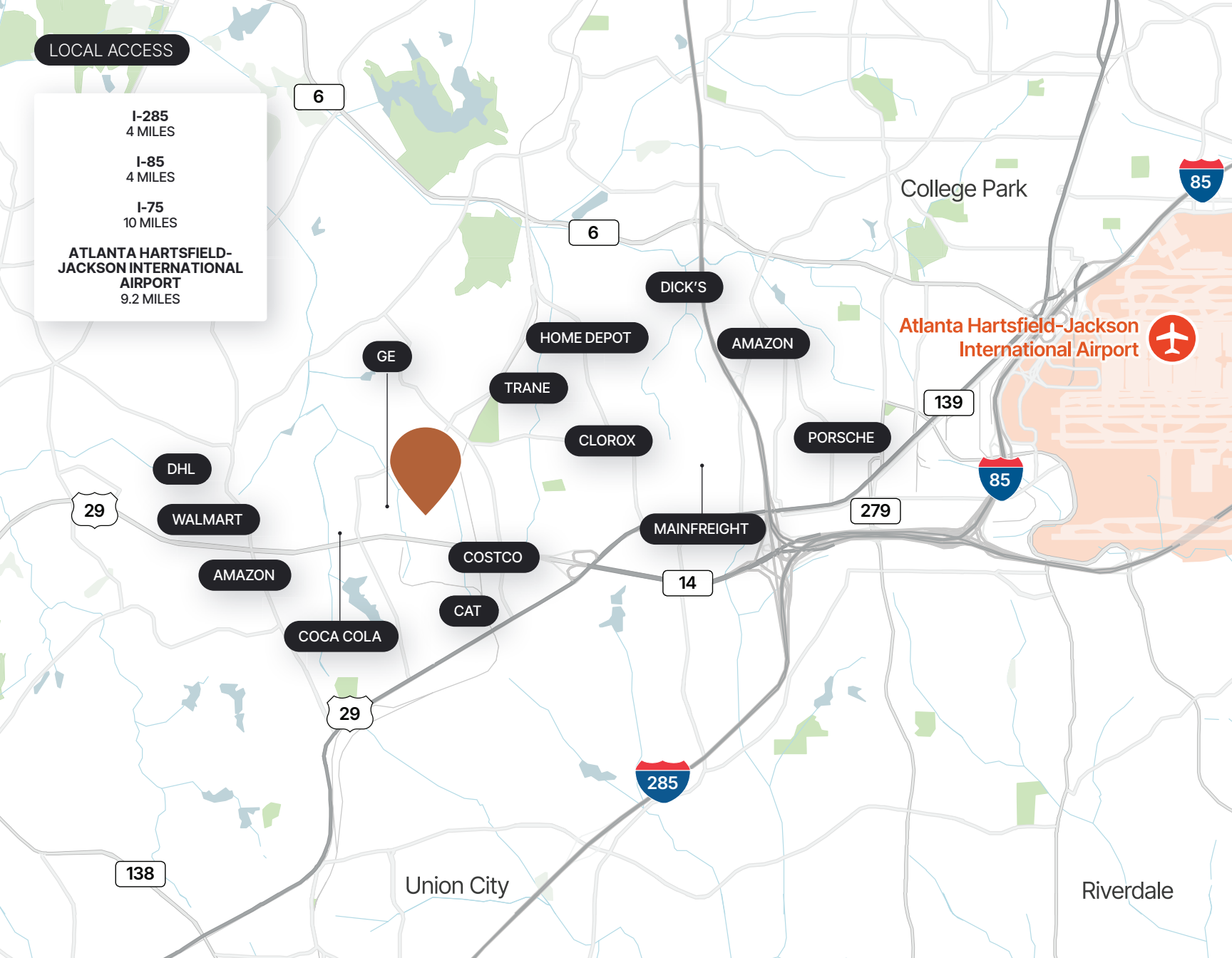
LOCAL ACCESS

I-285
4 MILES

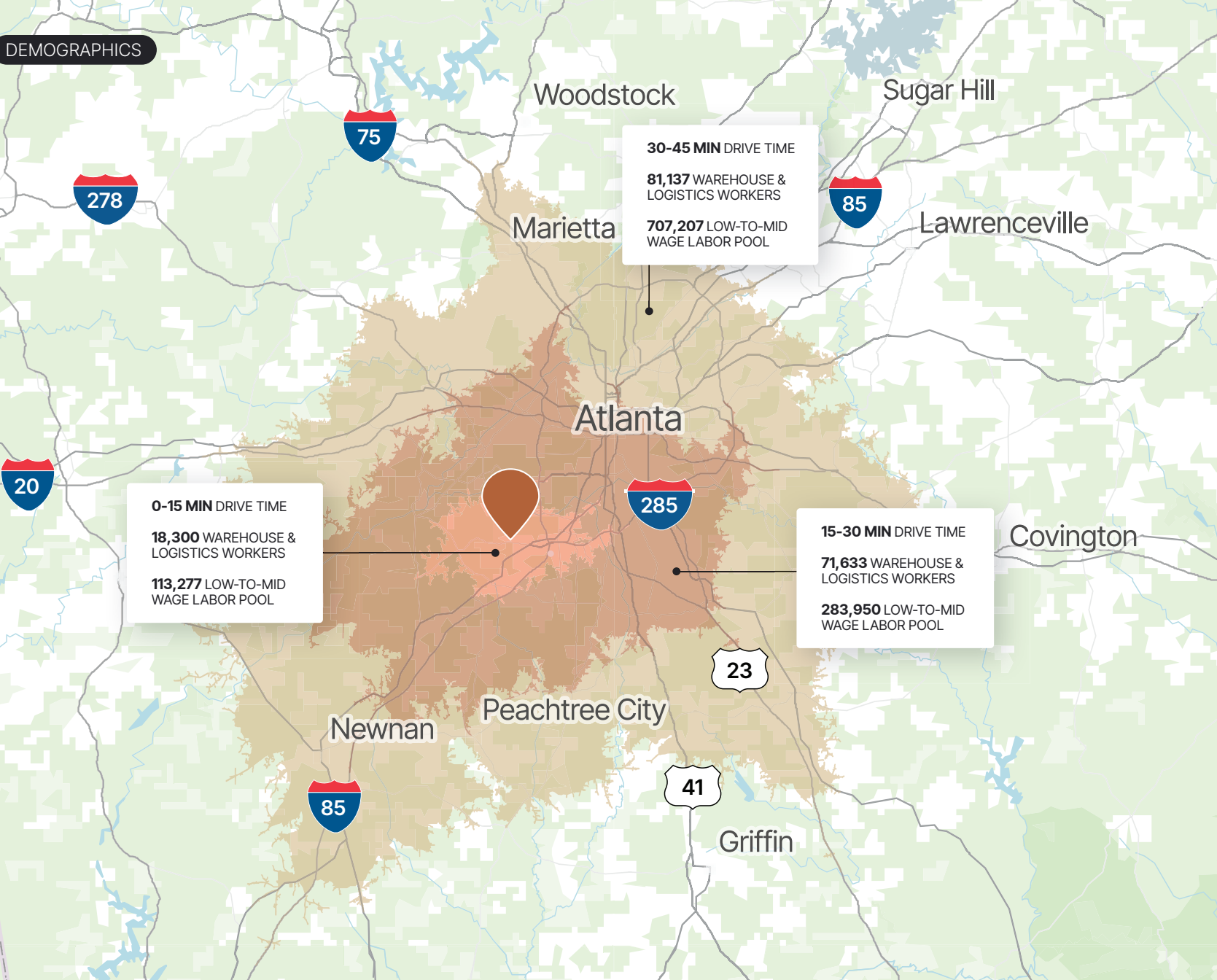
I-85
4 MILES

I-75
10 MILES

ATLANTA HARTSFIELD-JACKSON INTERNATIONAL AIRPORT
9.2 MILES



DEMOGRAPHICS



Woodstock

Sugar Hill

278

75

Marietta

85

Lawrenceville

20

0-15 MIN DRIVE TIME
18,300 WAREHOUSE & LOGISTICS WORKERS
113,277 LOW-TO-MID WAGE LABOR POOL

Atlanta

285

15-30 MIN DRIVE TIME
71,633 WAREHOUSE & LOGISTICS WORKERS
283,950 LOW-TO-MID WAGE LABOR POOL

Covington

23

Newnan

Peachtree City

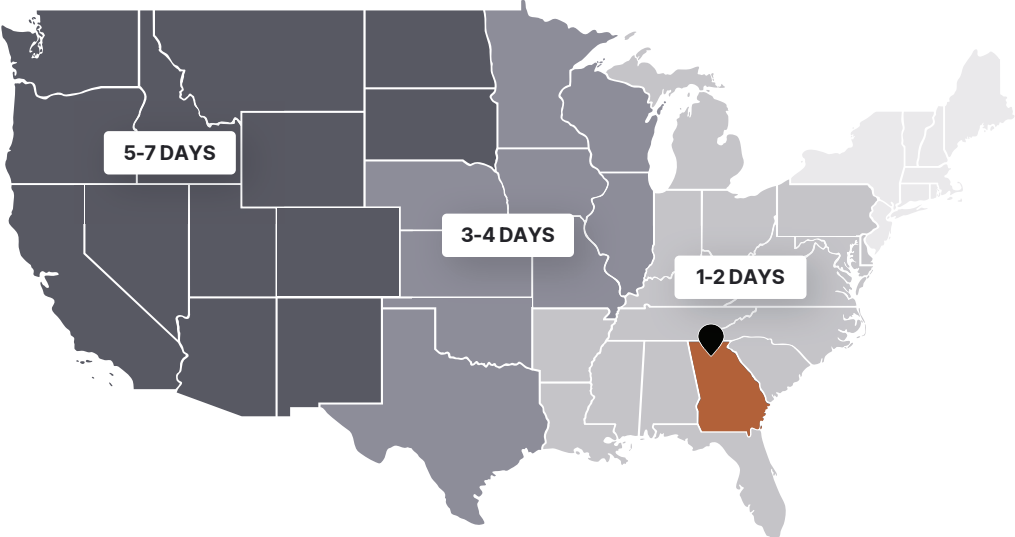
85

41

Griffin

TRANSIT OVERVIEW

RAIL TRANSIT TIMES FROM AIRPORT CENTER II



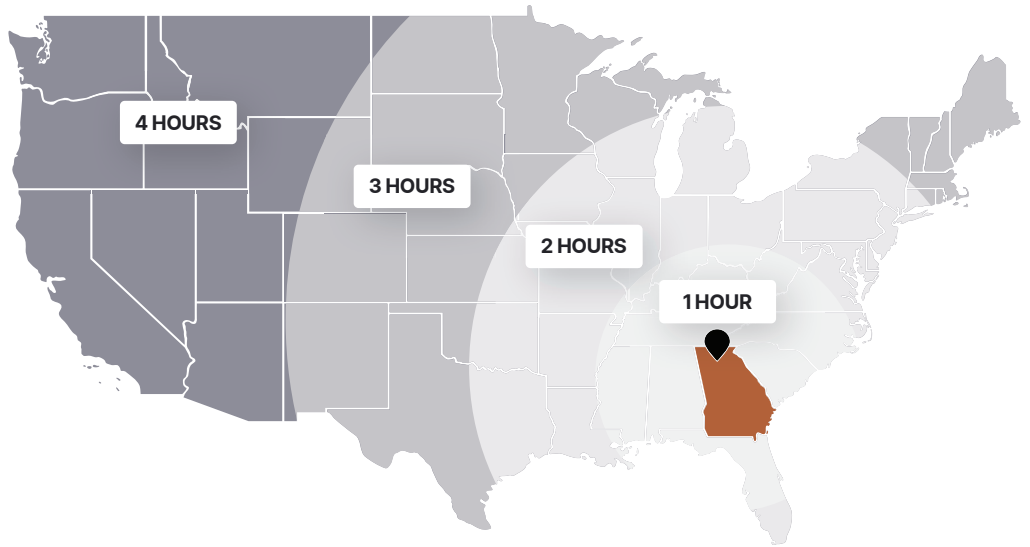
SEAPORTS

Port of Savannah	248 miles
Port of Brunswick	274 miles
Port of Charleston	308 miles
Port of Jacksonville	349 miles

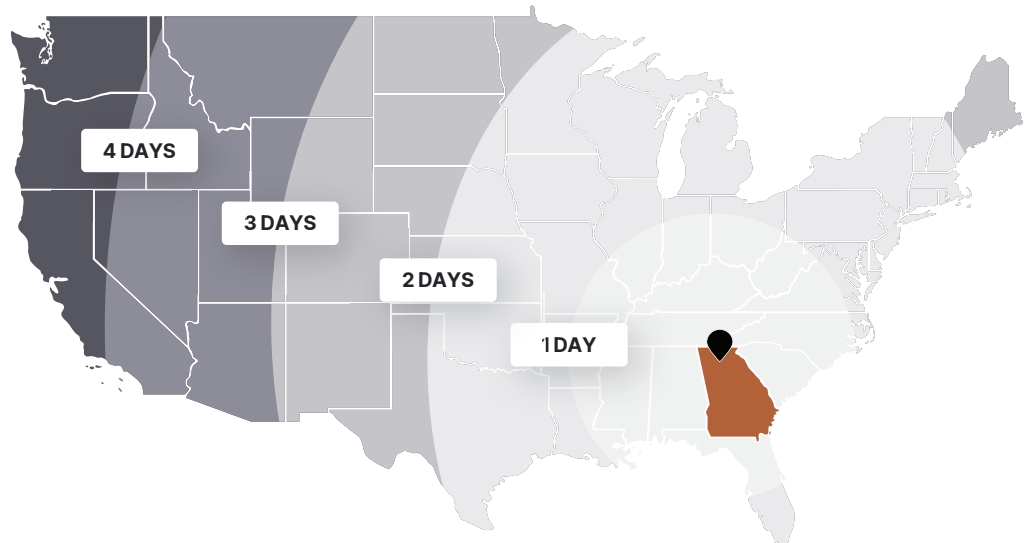
INTERMODAL

CSX Palmetto	8.5 miles
Norfolk Southern	25.6 miles

**AIR TRANSIT TIMES
FROM AIRPORT
CENTER II**



**TRUCK TRANSIT TIMES
FROM AIRPORT
CENTER II**



CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.