FinialGroup

+28,995 SF SINGLE- TENANT INDUSTRIAL BUILDING FOR LEASE

200

4410 WENDELL DRIVE SW, ATLANTA, GEORGIA





PROPERTY FEATURES

- ▶ ±28,995 SF Single-Tenant Industrial Building with ±4,081 SF of Office
- > 21'7" 25'7" Clear Height
- Two (2) Drive-In Doors and Five (5) Dock-High Doors
- 3-Phase Power; 400 Amps at 480v; 600 Amps at 120/208v
- Fully Sprinklered
- Led Lighting
- 2.27 Acres Fenced and Gated with Paved Outside Storage
- Available in January of 2025

> PLEASE CONTACT BROKER FOR PRICING

CONTACT INFORMATION

Kevin Coleman Kevin.Coleman@FinialGroup.com (615) 219-2787

Jack Gaffney, SIOR Jack.Gaffney@FinialGroup.com (713) 814-4921

Jason Gibbons

Jason.Gibbons@FinialGroup.com (713) 422-2087

www.FinialGroup.com



4410 WENDELL DRIVE SW, ATLANTA, GEORGIA

4410 Wendell Dr SW is a 28,995 SF single-tenant industrial building featuring 4,081 SF of office space and a 22,919 SF warehouse. Situated on 2.27 acres with paved outdoor storage, the property is less than half a mile from I-20W and offers above-average clear height. Located in the Bankhead-Bolton Industrial area of Atlanta's Fulton District Submarket, this property benefits from immediate access to I-20. The Fulton District has grown into a major industrial hub in Western Atlanta, experiencing consistent growth in both leasing and construction. As new development slows, a tightening vacancy rate is expected by 2025, making this location increasingly valuable for logistics providers and other key industrial users.

MAP 11 Commerce Cummina Cartersville 441 Sugar 9 403 Jefferson Hill Alpharetta Acworth 15 129 Kennesaw Roswell Duluth Winder 403 Lawrenceville Sandy Aarietta Springs Smyrna Snellvill Tucker 278 Mable Monroe Douglasville Atlanta Villa Redan East Convers Point Covington 402 Carrollton 1 16

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- · Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- · Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Finial Group, LLC	602078	info@finialgroup.com	713-422-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Bilski	540115	keith.bilski@finialgroup.com	713-422-2090
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		ord Initials Date	
Regulated by the Texas Real Estate Com	Information availabl	Information available at www.trec.texas.gov	
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