

# Majestic Airport Center III – Phase II – Building #1

1,001,893 Square Feet

6720 Oakley Industrial Boulevard, Union City, GA



#### For Leasing Inquiries:

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See Additional Southeast  
Availabilities Here



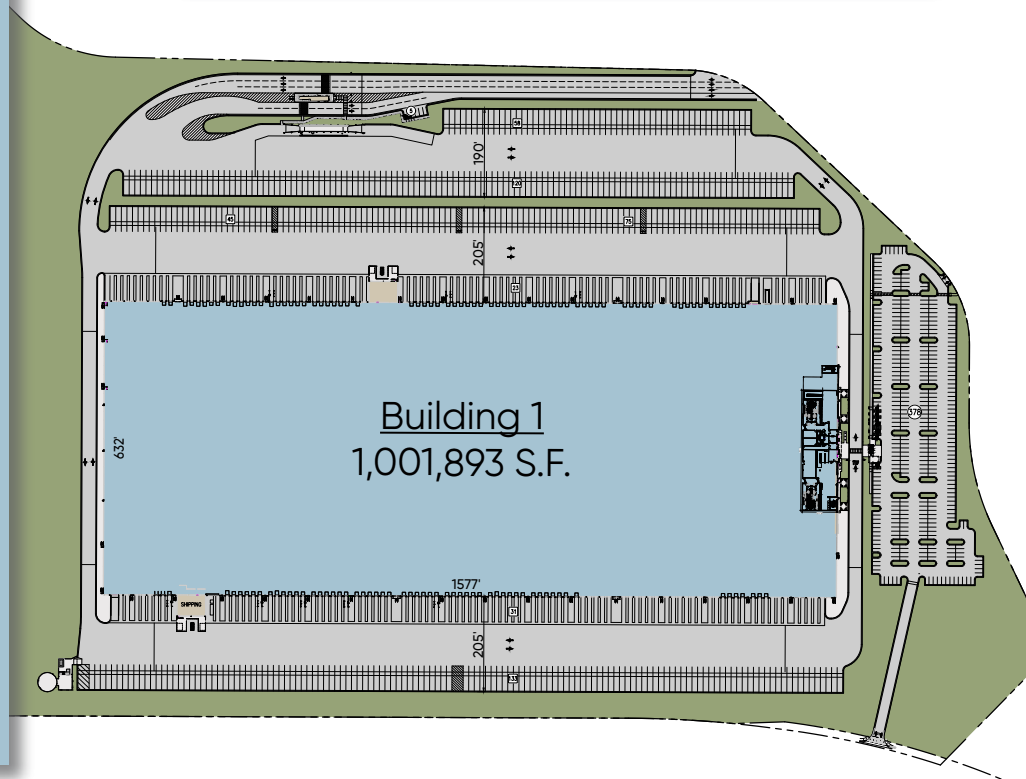
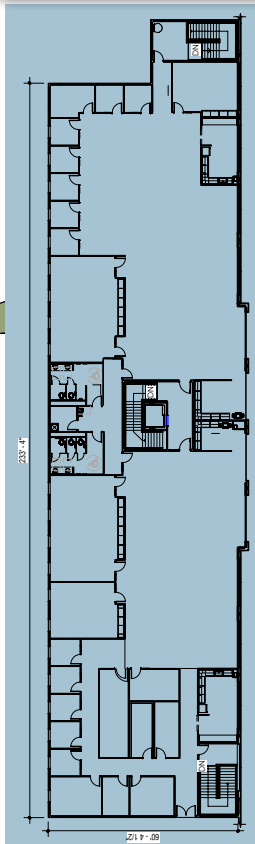
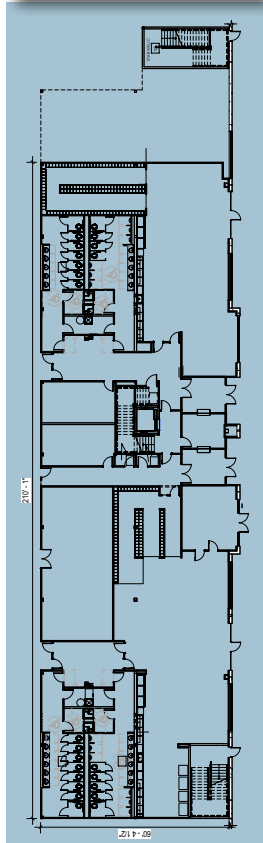
## Site Plan

**First Floor Office  
12,907 SF**

**Second Floor Office  
15,718 SF**

### PROPERTY HIGHLIGHTS:

- Closest 1,000,000 SF Building to Atlanta.
- Immediate Access to Freeway With Turn Lanes and Lighted Intersection.
- Wide Column Spacing
- Ample Truck Storage
- Seperate Auto/Truck Entrances
- Drive Around Circulation Design



### Features

#### RBA

1,001,893 SF Cross-Dock Configuration

#### Land Area

72.52 Acres

#### Office

First Floor: 12,907 SF

Second Floor: 15,718 SF

West Remote Office: 2,790 SF

East Remote Office: 2,790 SF

#### Clear Height

36' Minimum

#### Bay Spacing

78'9" x 78' 9"

#### Loading

130- Dock High Doors

- 120 w/ 60,000 lb.. Hydraulic Levelers

- 10 w/ 20,000 lb. Hydraulic Levelers

- Z-Guards on All Dock-High & Ramp

Doors

57- Knock-Out Doors

2 - Ramped Drive-In Doors

#### Truck Court Depth

205' (Typical)

#### Electrical

1 - 4,000 Amps, 277/480Volt, 3 Ph

1 - 3,000 Amps, 277/480 Volt, 3 Ph

#### Auto Parking

378

#### Trailer Parking

485

#### Fire Protection

ESFR Fire Sprinkler System

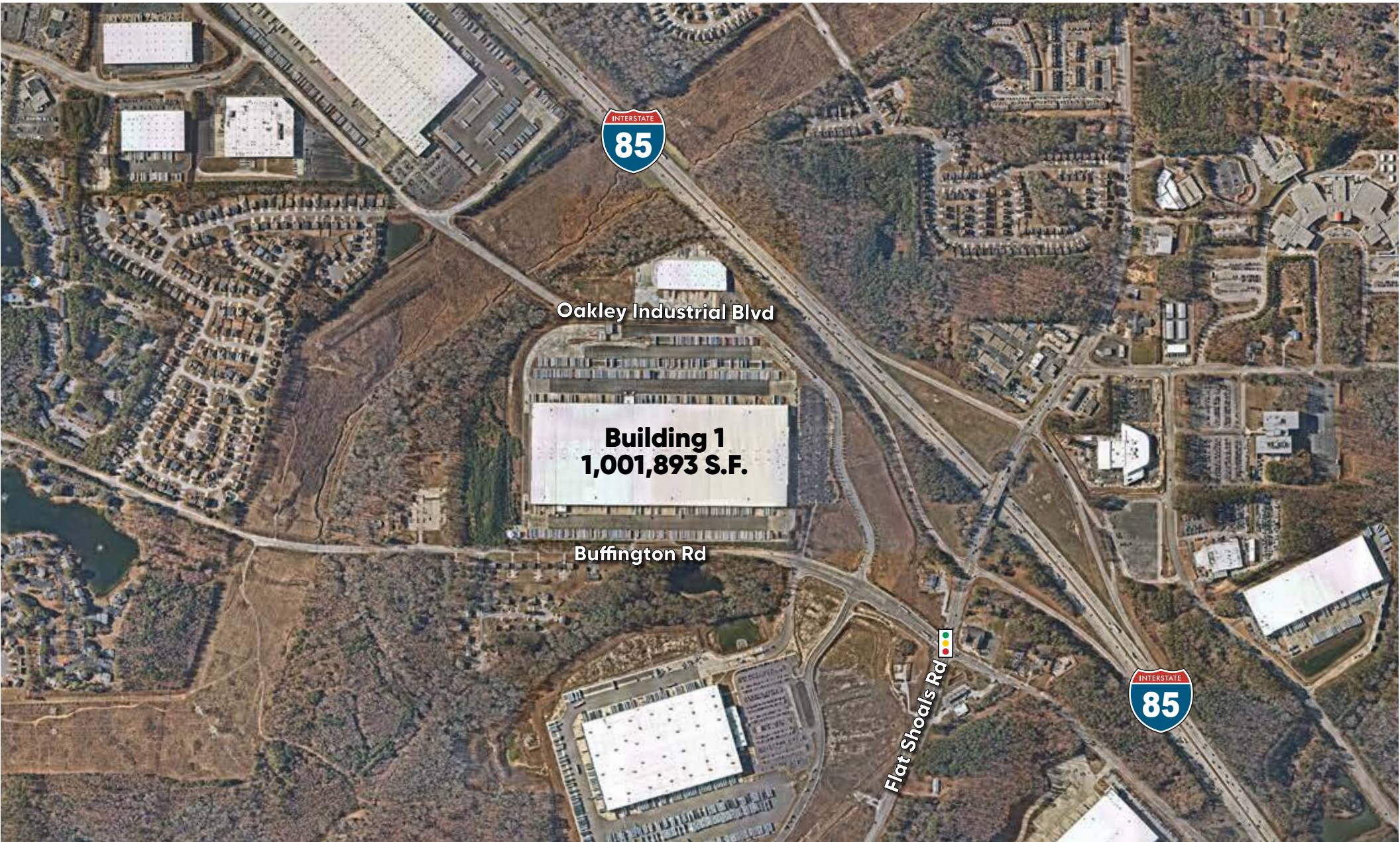
#### Slab:

8" Slab, 3,500 PSI Concrete Over 5"

Crushed Stone Subbase

#### Roof:

Mechanically Fastened TPO, .45 mil Membrane. No Skylights.



CHATTANOOGA

Location Highlights

To Nashville  
262 Miles (4 Hours)



To Charlotte  
261 Miles (4 Hours)



ATLANTA

Hartsfield-Jackson  
Atlanta Int'l Airport

To Birmingham  
155 Miles (2.5 Hours)



SITE

To Charleston  
310 Miles (5 Hours)



MACON



To Jacksonville  
346 Miles (5 Hours)








To Savannah  
249 Miles (3.5 Hours)



SAVANNAH



-  Hartsfield-Jackson Atlanta International Airport  
6 Miles | 7 Minutes
-  Interstate 285  
4 Miles | 5 Minutes
-  Interstate 75  
10 Miles | 14 Minutes
-  Interstate 85  
.25 Miles | 2 Minutes
-  CSX Fairburn  
6.5 Miles | 12 Minutes