



FOR SALE

5300 PORT BOULEVARD S

SOUTH FULTON, GA 30349

42,380 SF | 6.16 ACRES | M1 ZONING

MICHAEL SUTTER, SIOR
msutter@lee-associates.com
O: 404.442.2804
C: 404.668.1473

BOBBY LITTMAN
blittman@lee-associates.com
O: 404.442.2894
C: 720.999.5734

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

ADDRESS

5300 Port Boulevard S
South Fulton, GA 30349

PROPERTY SIZE

42,380 SF on 6.16 AC
- Office SF: 2,040 SF
- Warehouse SF: 40,340 SF

COUNTY

Fulton

ZONING

M1

SPECS

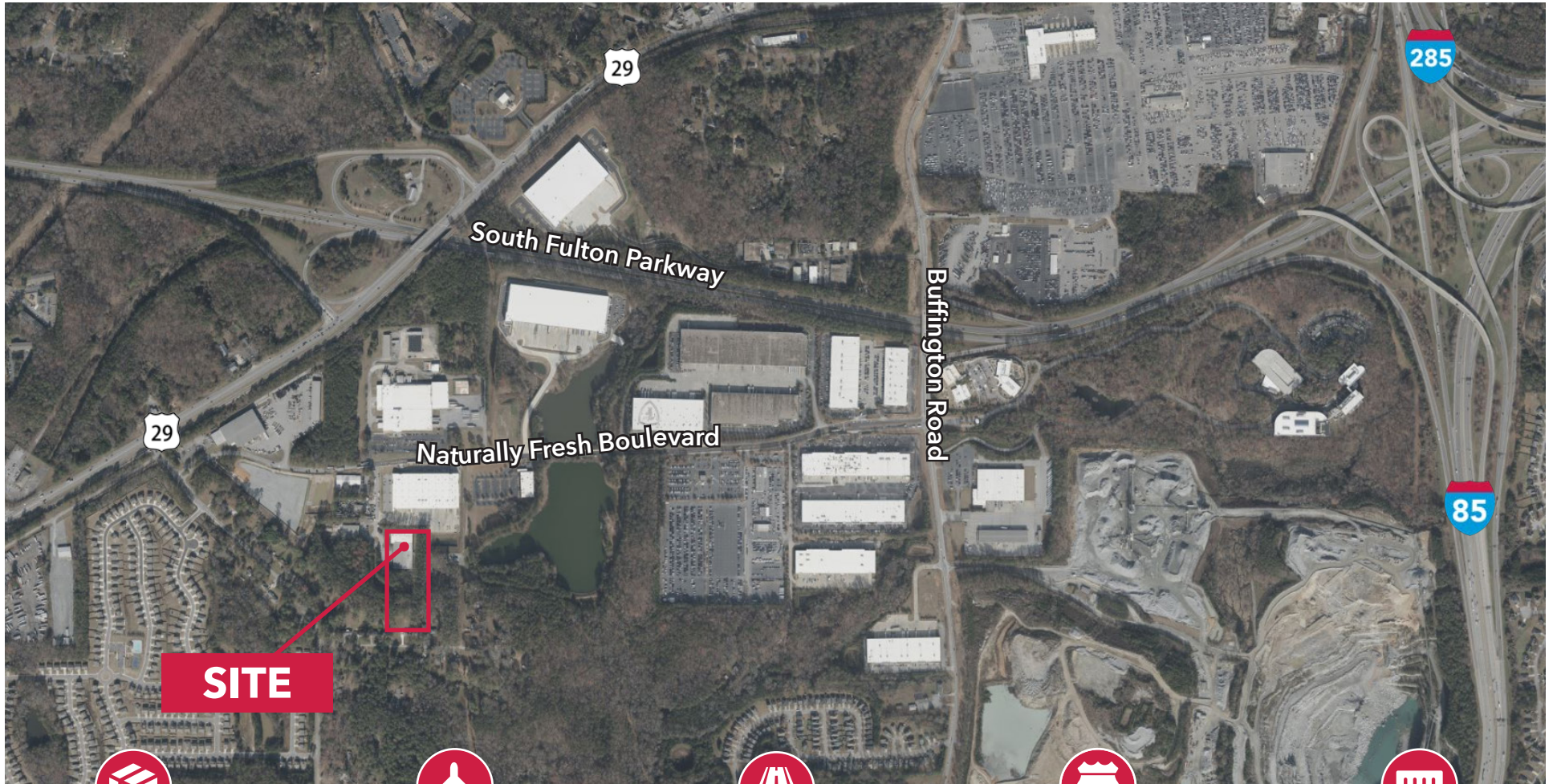
- Two (2) dock high doors | One (1) drive in door
- There is improvable raw land on the parcel that can be converted to IOS
- 100% leased to one tenant with lease expiration 02/28/2026 with one (1) two (2) year renewal option at below market rents
- Clear height varies (14' - 24')
- Multi-level building

LOCATION HIGHLIGHTS

- Located off Naturally Fresh Boulevard in South Fulton, GA
- Infill location - less than 1.5 miles to I-85 and I-285
- Close proximity to Atlanta airport



LOCATION OVERVIEW



PARCEL HUBS

UPS Ground
(9.7 Miles)
FedEx Freight
(13.3 Miles)



AIRPORTS

Hartsfield-Jackson
International ATL Airport
(4.8 Miles)



ACCESS POINTS

Buffington Road
(1.0 Mile)
S. Fulton Parkway
(1.3 Miles)



INTERSTATES

Interstate 85
(1.5 Miles)
Interstate 285
(2 Miles)



RAIL

CSX Fairburn
(13.2 Miles)
Norfolk Southern Austell
(24.5 Miles)

CONTACT

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