

FOR SALE  
5300 PORT BOULEVARD S  
SOUTH FULTON, GA 30349

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42,380 SF | 6.16 ACRES | M1 ZONING



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# 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

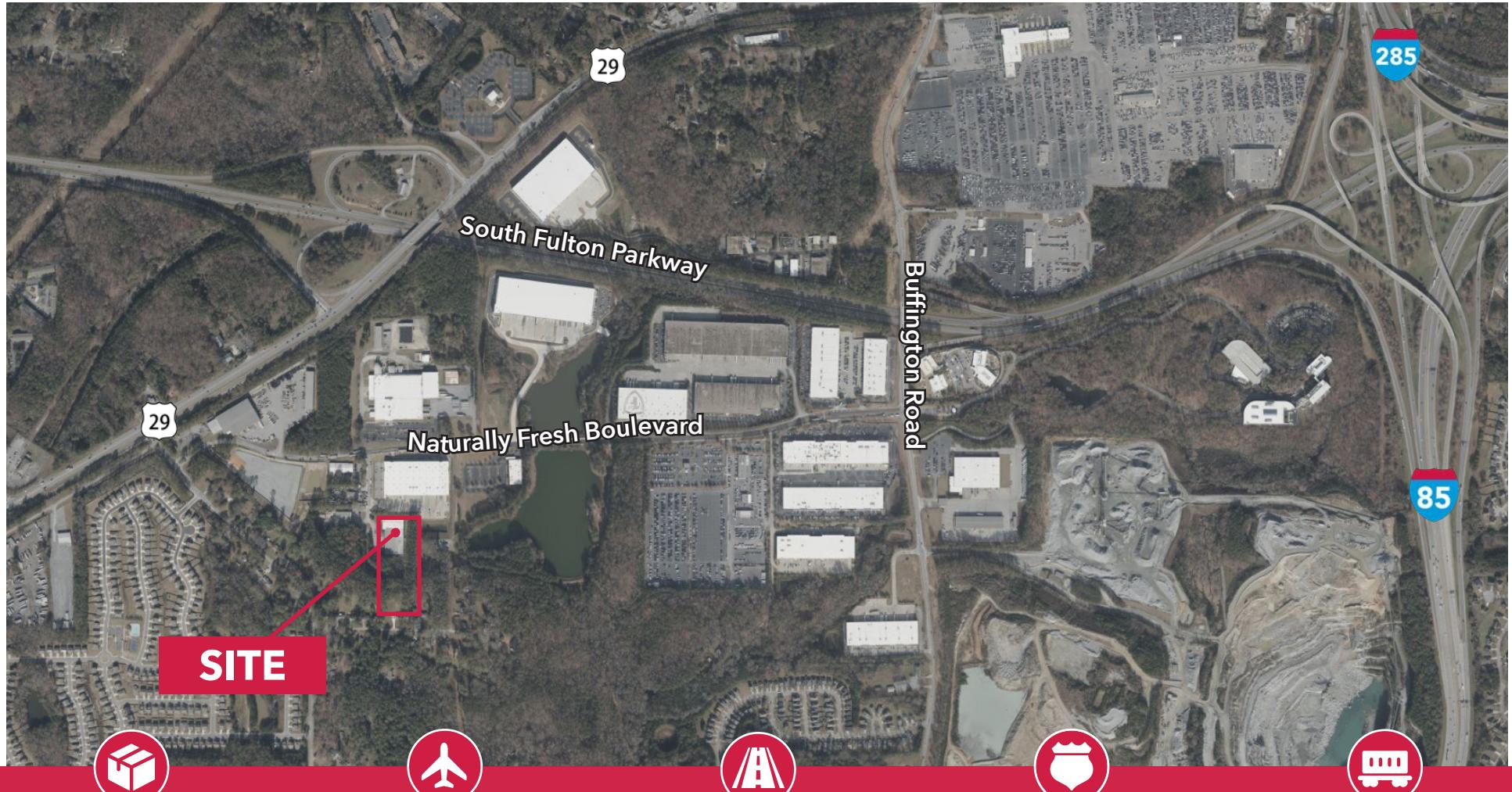
- Two (2) dock high doors | One (1) drive in door
- There is improvable raw land on the parcel that can be converted to IOS
- 100% leased to one tenant with lease expiration 02/28/2026 with one (1) two (2) year renewal option at below market rents
- Clear height varies (14' - 24')
- Multi-level building

## 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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