

# UNION 85

3725 Royal South Parkway  
Atlanta, GA 30349

# Industrial For Lease

113,670 SF



Leasing Information:  
404.266.7600

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**Lincoln**

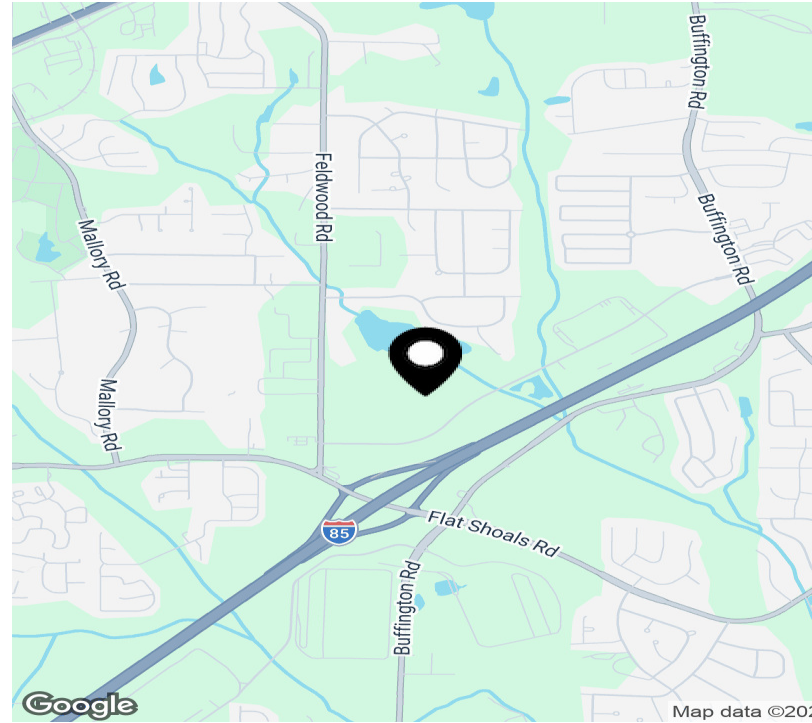
Lincoln  
3340 Peachtree Road NE Suite 2550  
Atlanta, GA 30326

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## Industrial For Lease

2,800 - 113,670 SF



### Offering Summary

Lease Rate:	Negotiable
Building Size:	243,540 SF
Available SF:	2,800 - 113,670 SF

### Property Overview

Interior walls painted white  
Clerestory windows  
All concrete court  
Vision windows in each door

### Property Highlights

- 243,540 SF front load (divisible), 300' depth, with 54'W x 48'D column spacing
- 2,800 SF BTS Office Space
- Located 0.3 miles off I-85 via Exit 66, at Flat Shoals and Buffington Rd
- Build to Suit option available
- Features: 32' clear height, 60' speed bays, 38 dock-high, 2 drive-in doors
- Construction: Concrete truck court, 6" slab with 4,000 PSI, TPO roof, site cast concrete tilt panels
- Safety and Lighting: LED motion-sensored lights, ESFR sprinklers
- Utilities: 2000 AMP electrical, 40 trailer storage spaces

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Location Map

2,800 - 113,670 SF



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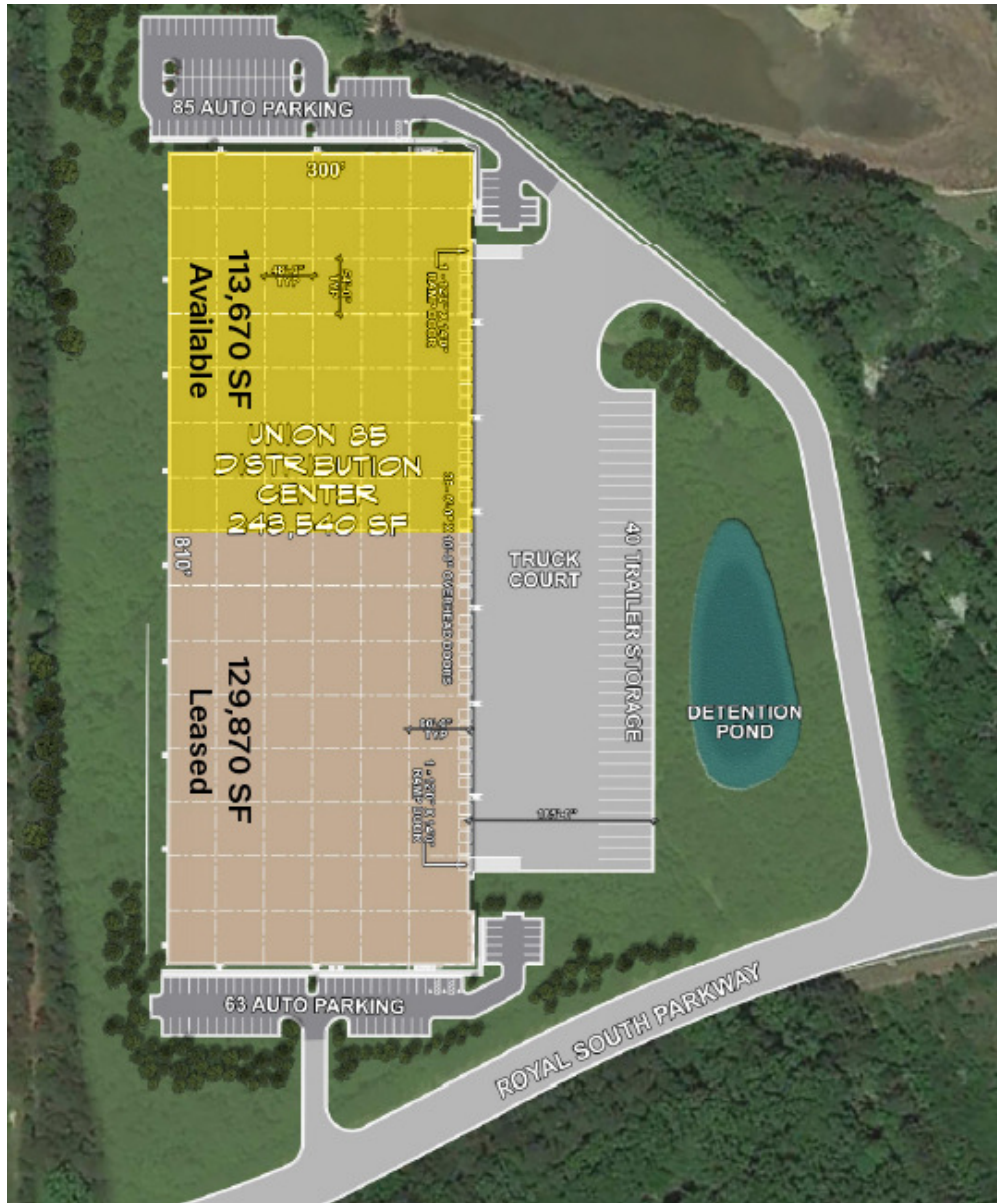
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Site Plan  
113,670 SF



Suite	Size	Lease Rate
Warehouse	113,670 SF	Negotiable

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