

**4025 WELCOME ALL ROAD**  
**COLLEGE PARK, GA 30349**

**28,962 sq. ft.**  
AVAILABLE

**6**  
DOCK DOORS

**6,751 sq. ft.**  
OFFICE AREA

**3**  
DRIVE-IN DOORS

**24'**  
CLEAR HEIGHT

**40' x 40'**  
COLUMN SPACING

**Features**

**28,962 sq. ft. available in a  
140,040 sq. ft. building.**

**Available suites offer 6 dock  
doors and 3 ramped drive-in  
doors.**

**Wet sprinklers and LED  
lighting.**

**Located 2 miles from I-285  
and 7 miles from Hartsfield-  
Jackson Atlanta International  
Airport.**



WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



## Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



## The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



## Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



## Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

**74M+**

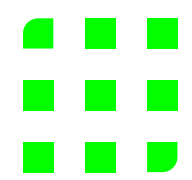
square feet of logistics space

**550+**

warehouse, distribution and cold storage properties

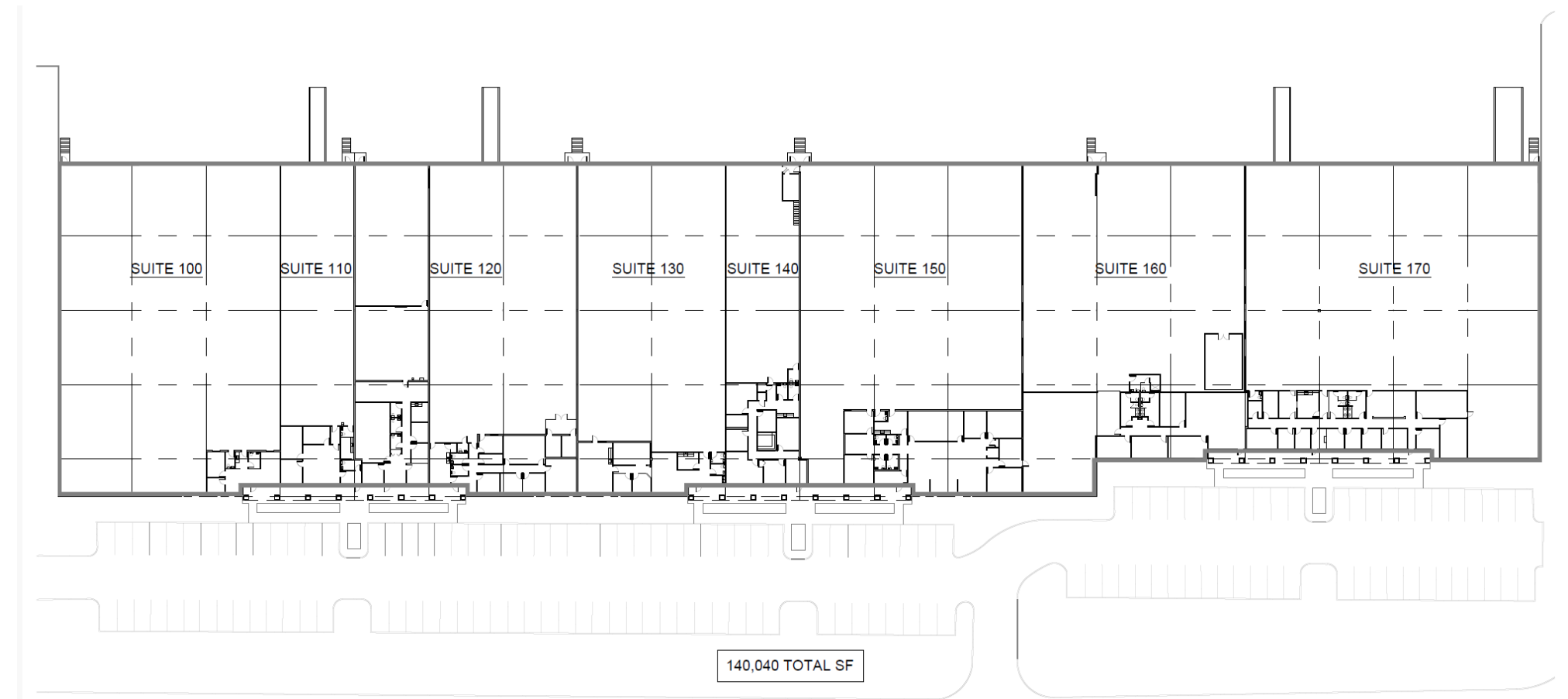
**90M+**

square foot development pipeline



# Building Specifications

<b>Building Size</b>	<b>140,040 sq. ft.</b>
<b>Available</b>	<b>28,962 sq. ft.</b>
<b>Office Space</b>	<b>6,751 sq. ft.</b>
<b>Lot Size</b>	<b>8.47 acres</b>
<b>Clear Height</b>	<b>24'</b>
<b>Column Spacing</b>	<b>40' x 40'</b>
<b>Dock Doors</b>	<b>6</b>
<b>Drive-ins</b>	<b>3</b>
<b>Format</b>	<b>Rear load</b>
<b>Automobile Parking</b>	<b>140 spaces</b>
<b>Sprinklers</b>	<b>Wet</b>
<b>Lighting</b>	<b>LED</b>
<b>Year Built</b>	<b>1997</b>
<b>Zoning</b>	<b>LI</b>



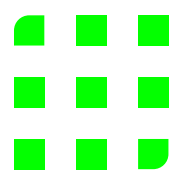
 **140**  
Automobile  
Spaces

 **24'**  
Clear  
Height

 **40'x40'**  
Column  
Spacing

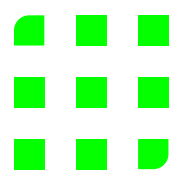
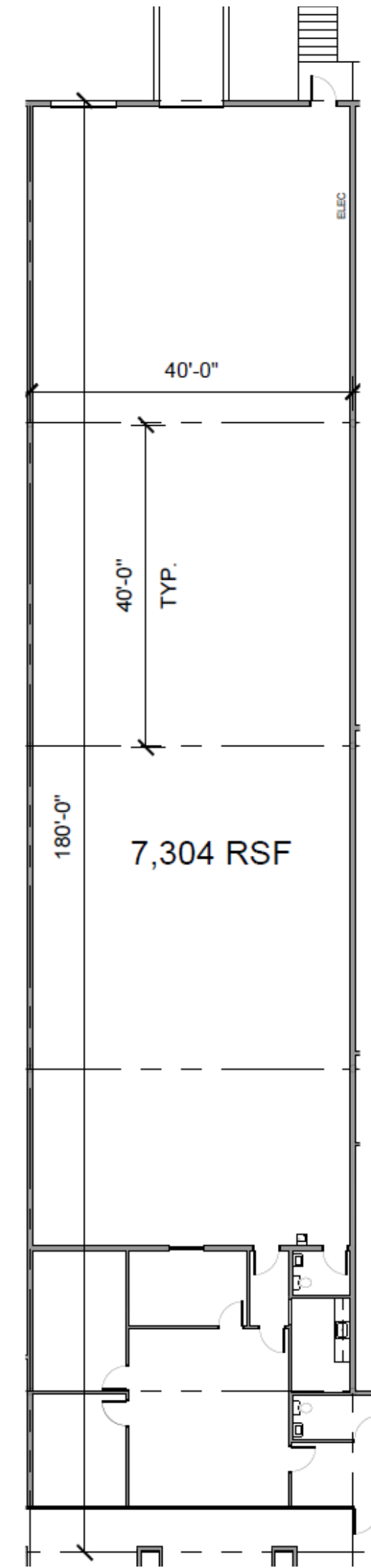
 **47**  
Dock Doors

 **1**  
Drive-in  
Door



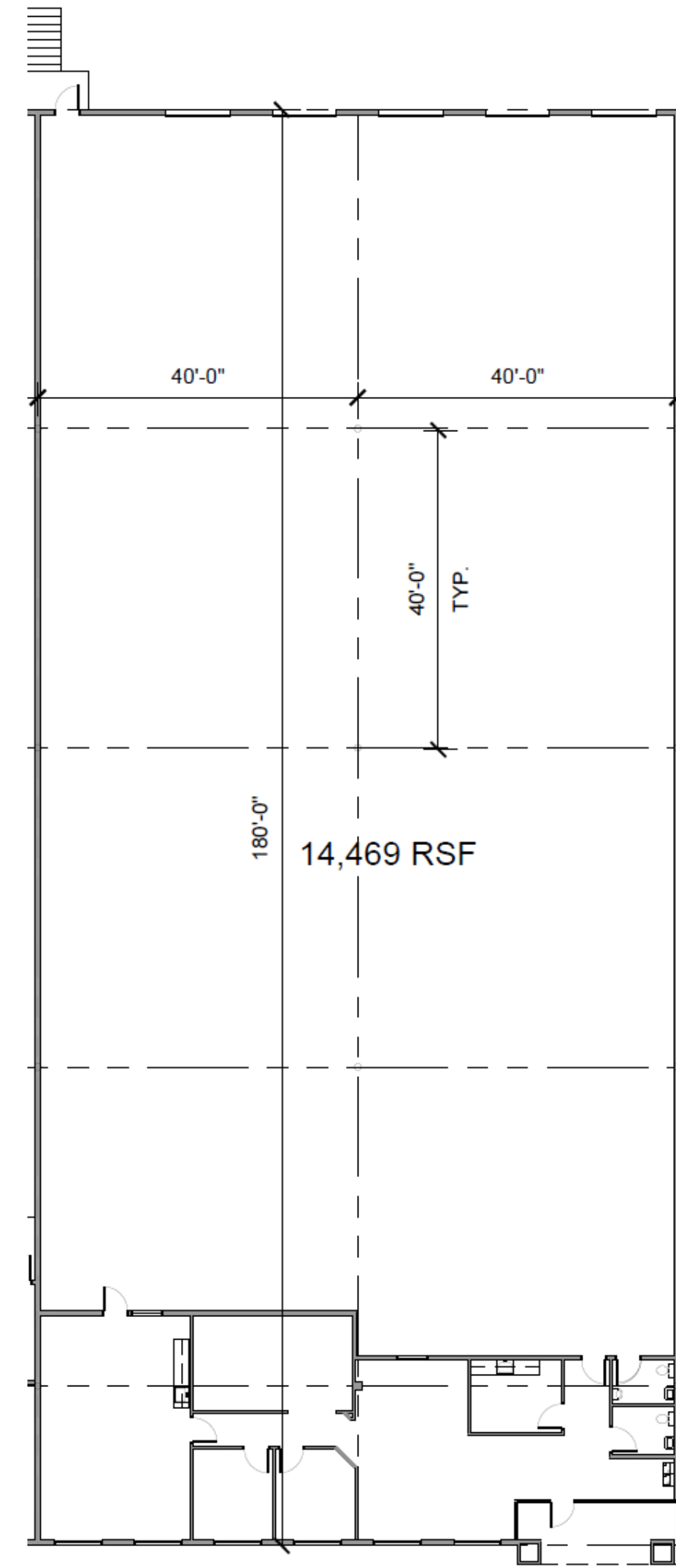
# Suite 110 Specifications

Suite Size	7,304 sq. ft.
Office Space	1,749 sq. ft.
Clear Height	24'
Column Spacing	40' x 40'
Dock Doors	1
Drive-ins	1
Available	30 days



# Suite 130 Specifications

Suite Size	14,469 sq. ft.
Office Space	2,269 sq. ft.
Clear Height	24'
Column Spacing	40' x 40'
Dock Doors	4
Drive-ins	1
Contiguous	Contiguous with suite 140 for 21,658 sq ft
Available	30 days




**LED**  
Lighting



**24'**  
Clear Height



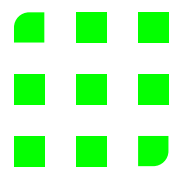
**40'x40'**  
Column Spacing



**4**  
Dock Doors

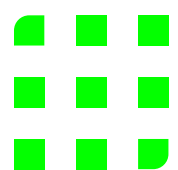
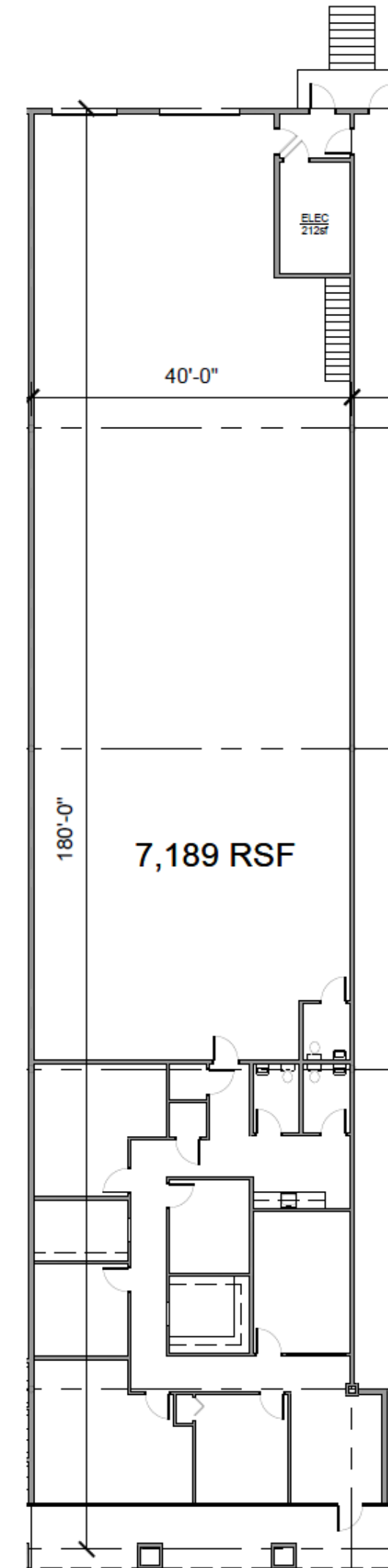


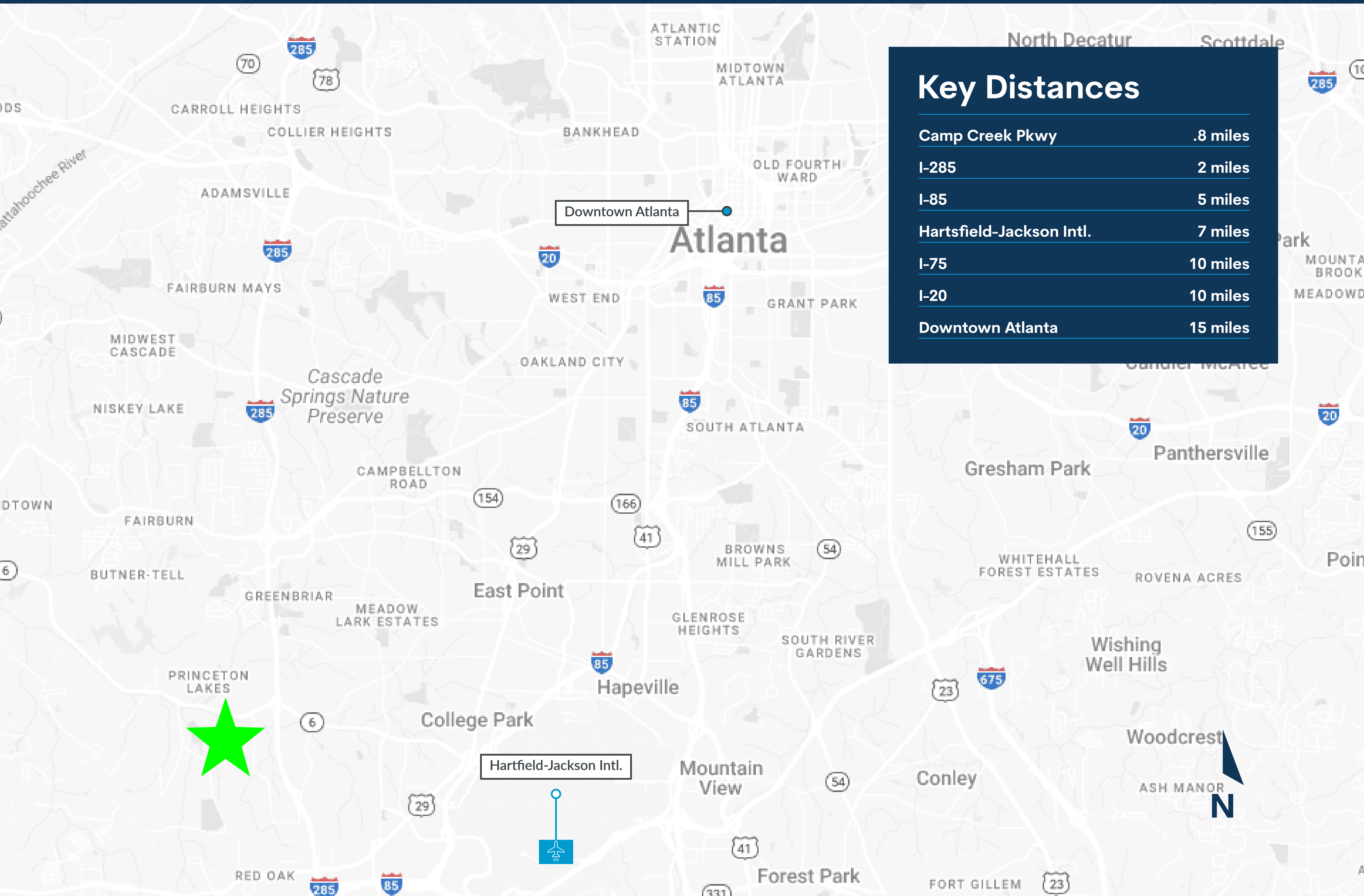
**1**  
Drive-in Door



# Suite 140 Specifications

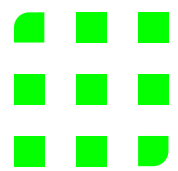
Suite Size	7,189 sq. ft.
Office Space	2,733 sq. ft.
Clear Height	24'
Column Spacing	40' x 40'
Dock Doors	1
Drive-ins	1
Contiguous	Contiguous with suite 130 for 21,658 sq ft
Available	30 days





## Key Distances

Camp Creek Pkwy	.8 miles
I-285	2 miles
I-85	5 miles
Hartsfield-Jackson Intl.	7 miles
I-75	10 miles
I-20	10 miles
Downtown Atlanta	15 miles



# 4025 Welcome All Road

COLLEGE PARK, GA 30349



## Leasing Contacts

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## Brookfield Properties

**Celeste Land**

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[BrookfieldProperties.com](http://BrookfieldProperties.com)

