



FOUNDRY  
COMMERCIAL

# 2179 BOULDERCREST RD

ATLANTA, GA 30316

±2,100 – 7,300 RSF AVAILABLE FOR LEASE



**HIGH QUALITY BUILDING** With 20' clear heights, and recently renovated office and warehouse space, this site provides users with a high-quality location for their operations.

**RECENTLY RENOVATED** This facility has seen significant renovations over the past few years, including a new roof and power system along with other improvements totaling \$1.5 million.

**MULTI-TENANT CAPABILITY** The site has four suites that are strategically positioned in a manner that will allow for additional space to be leased. This allows an occupier to have supplemental income in any unused areas.

#### BUILDING FEATURES

BUILDING SIZE	48,000 SF
ACREAGE	2.5 AC
OFFICE SF	Approx 10%
CONSTRUCTION	Masonry
COVERAGE RATIO	44.08%
CLEAR HEIGHTS	±18'-20'
DRIVE IN DOORS	10
DOCK DOORS	1

FOR MORE INFORMATION, PLEASE CONTACT:

JORDAN CAMP | **404.344.2059**  
Industrial Broker  
Jordan.Camp@foundrycommercial.com  
Licensed Real Estate Broker

REID HANNER | **404.281.7068**  
Industrial Broker  
Reid.Hanner@foundrycommercial.com  
Licensed Real Estate Broker

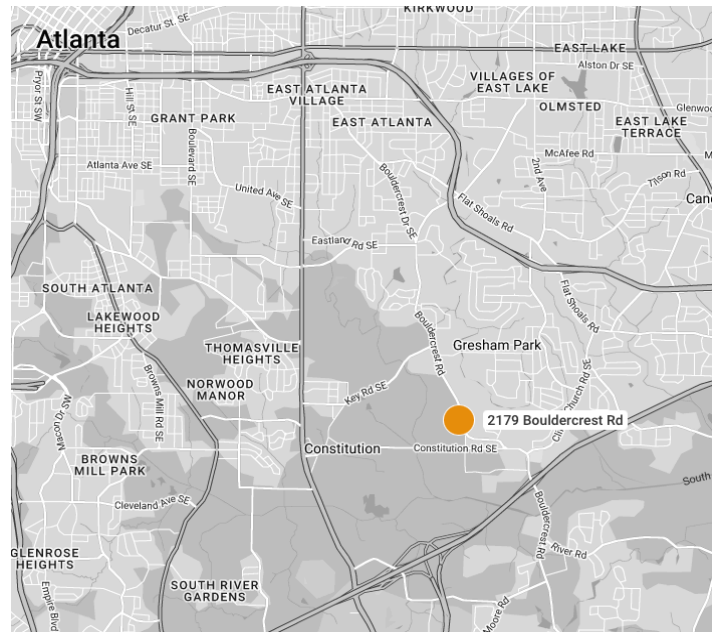
**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](https://foundrycommercial.com)

## SURROUNDING DEVELOPMENT

The Blackhall Studios Phase II development is currently underway directly next to this location. The city council has approved a \$90 Million, 265 acre, state-of-the-art first responder training center two parcels to the east of the facility.



### BUILDING FEATURES

SPRINKLERS	Yes
POWER	Three Phase
AGE OF ROOF	2018 & 2020
HVAC	Yes



FOR MORE INFORMATION, PLEASE CONTACT:

JORDAN CAMP | **404.344.2059**  
 Industrial Broker  
 Jordan.Camp@foundrycommercial.com  
 Licensed Real Estate Broker

REID HANNER | **404.281.7068**  
 Industrial Broker  
 Reid.Hanner@foundrycommercial.com  
 Licensed Real Estate Broker

**FOUNDRY**  
 COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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