



## Refrigerated Distribution for Sublease

3800 Naturally Fresh Boulevard, Atlanta | GA  
139,338 SF Available

*Divisible to 44,869 SF; 94,469 SF; or 139,338 SF*

### Contact Us:

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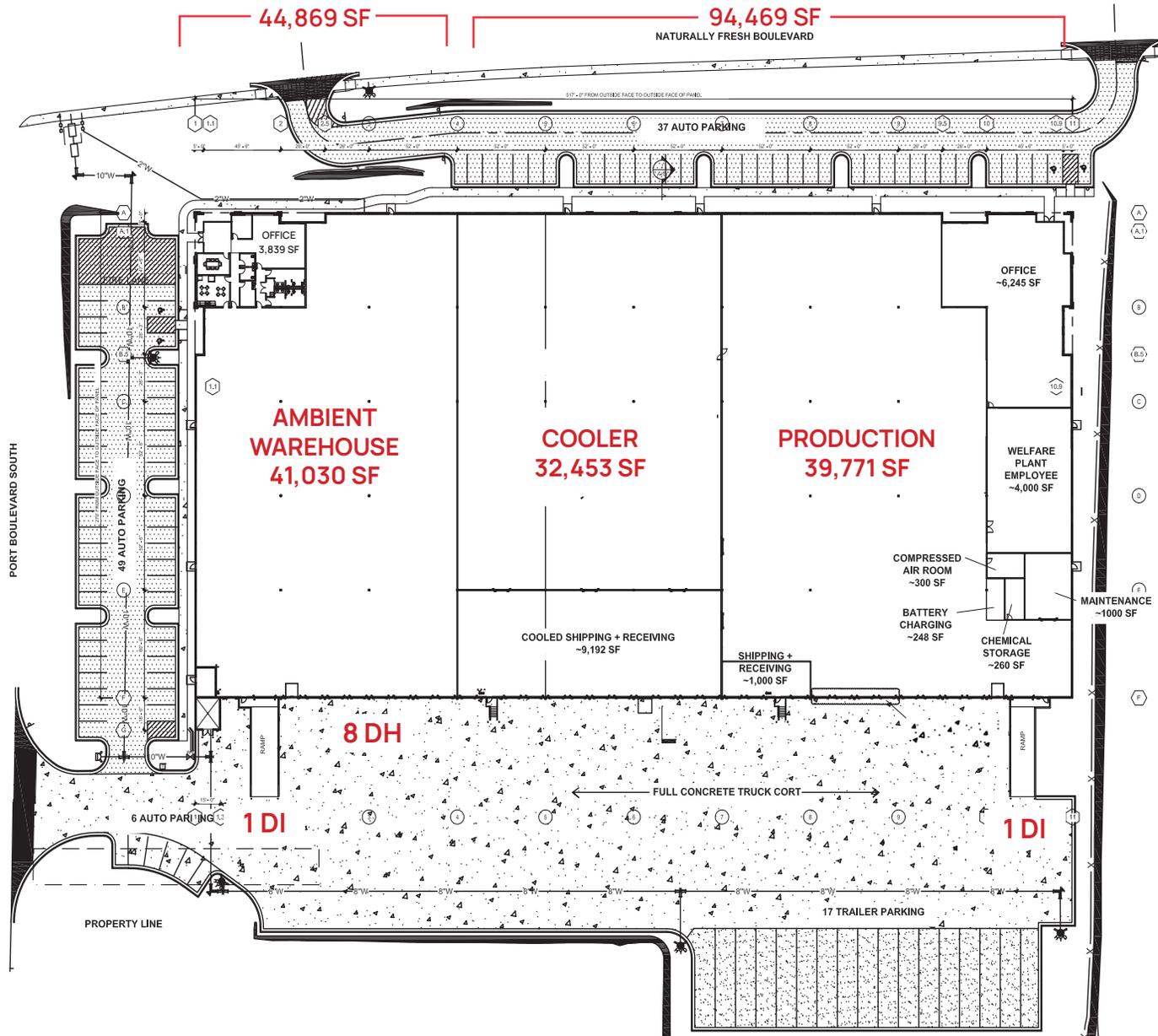
# PROPERTY DETAILS

<b>Total SF Available:</b>	+/- 139,338
<b>Divisible:</b>	Divisible to 44,869 SF; 94,469 SF; or 139,338 SF
<b>Cooler SF:</b>	+/- 32,452
<b>Cold Dock SF:</b>	9,192
<b>Warehouse:</b>	80,801 SF (39,771 SF + 41,030 SF)
<b>Office:</b>	16,892 SF total (13,053 SF + 3,839 SF)
<b>Clear Height:</b>	32' warehouse; 30' cooler
<b>Dock Doors:</b>	31
<b>Drive In Doors:</b>	2
<b>Auto Parking:</b>	92
<b>Trailer Parking:</b>	17
<b>Truck Court:</b>	Full Concrete Truck Court
<b>Sprinklered:</b>	Fully Sprinklered
<b>Year Built:</b>	2018 building; 2019 cooler and HQ office
<b>Master Lease Expiration:</b>	10/31/2029

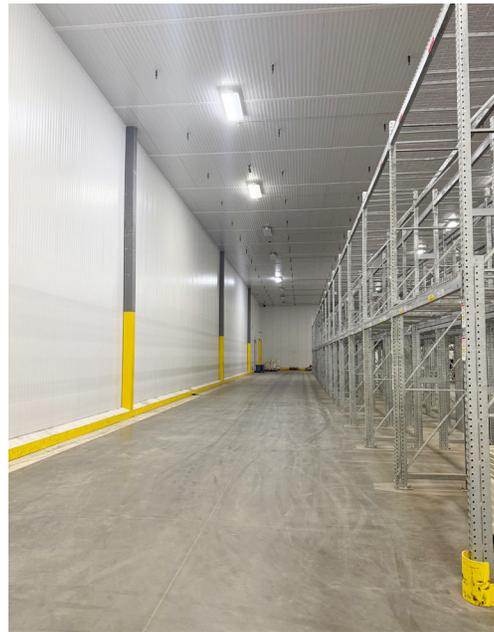


# SITE PLAN

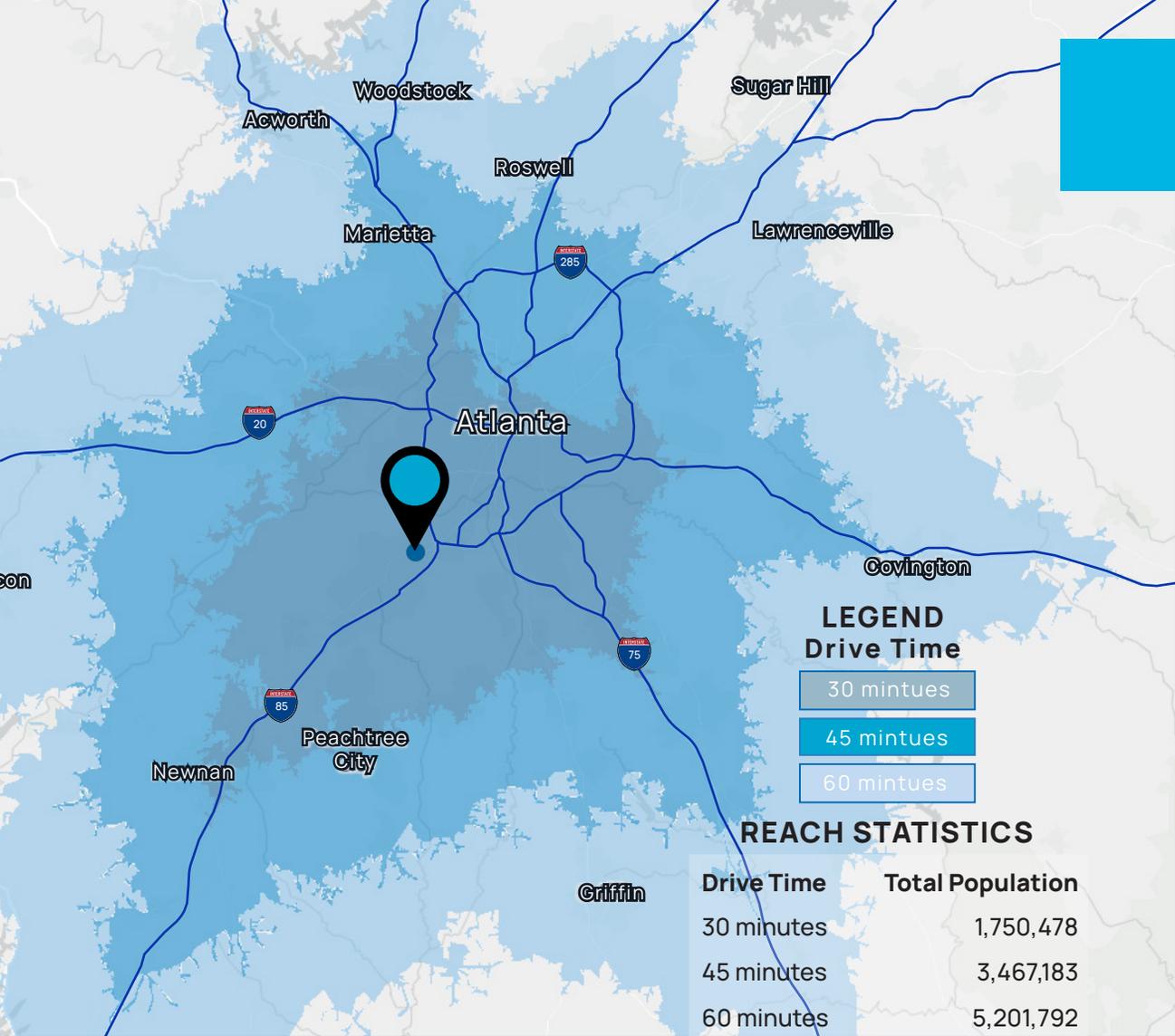
TOTAL BUILDING: 139,338 SF



# BUILDING PHOTOS



# LOCATION OVERVIEW



3800 Naturally Fresh Boulevard is strategically positioned for food distributors, offering a rare refrigerated distribution opportunity in the heart of Atlanta's premier logistics corridor. Located just 6 miles from Hartsfield-Jackson Atlanta International Airport, the site provides immediate access to I-285 and convenient connectivity to I-75, I-85, and I-20, enabling rapid distribution across metro Atlanta and throughout the Southeast. With strong infrastructure, a deep labor pool, and access to more than 6 million consumers within the Atlanta metro, this location is ideally suited for companies looking to optimize temperature-controlled storage and distribution in a high-demand, supply-constrained market.

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.