



3350 Hamilton Blvd SE

ATLANTA, GA 30354

54,643 SQUARE FEET

AVAILABLE FOR LEASE



Overview

3350 Hamilton Blvd is an infill distribution facility located in South Atlanta totaling 86,458 SF with 54,563 SF immediately available to occupy. Ownership has completed substantial improvements to the vacancy to accommodate a variety of industrial users. The property offers immediate access to I-75 and the Air Cargo Terminal facility.

Property Highlights

| | |
|-------------------|-------------------------------|
| Building Size | 86,468 SF |
| Availability Size | 54,643 SF |
| Office Size | 2,000 SF |
| Configuration | Front Load |
| Loading | 4 Dock High Doors |
| Sprinkler | Wet |
| Clear Height | 17' |
| Power | 3,000 Amps, 3-Phase, 277/480v |

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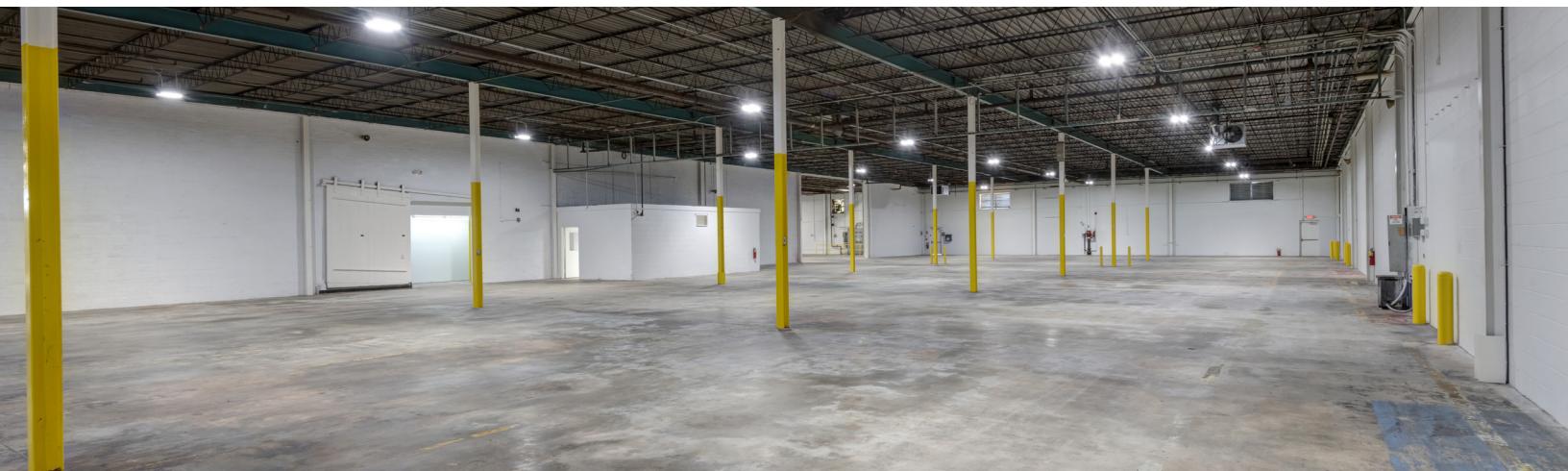
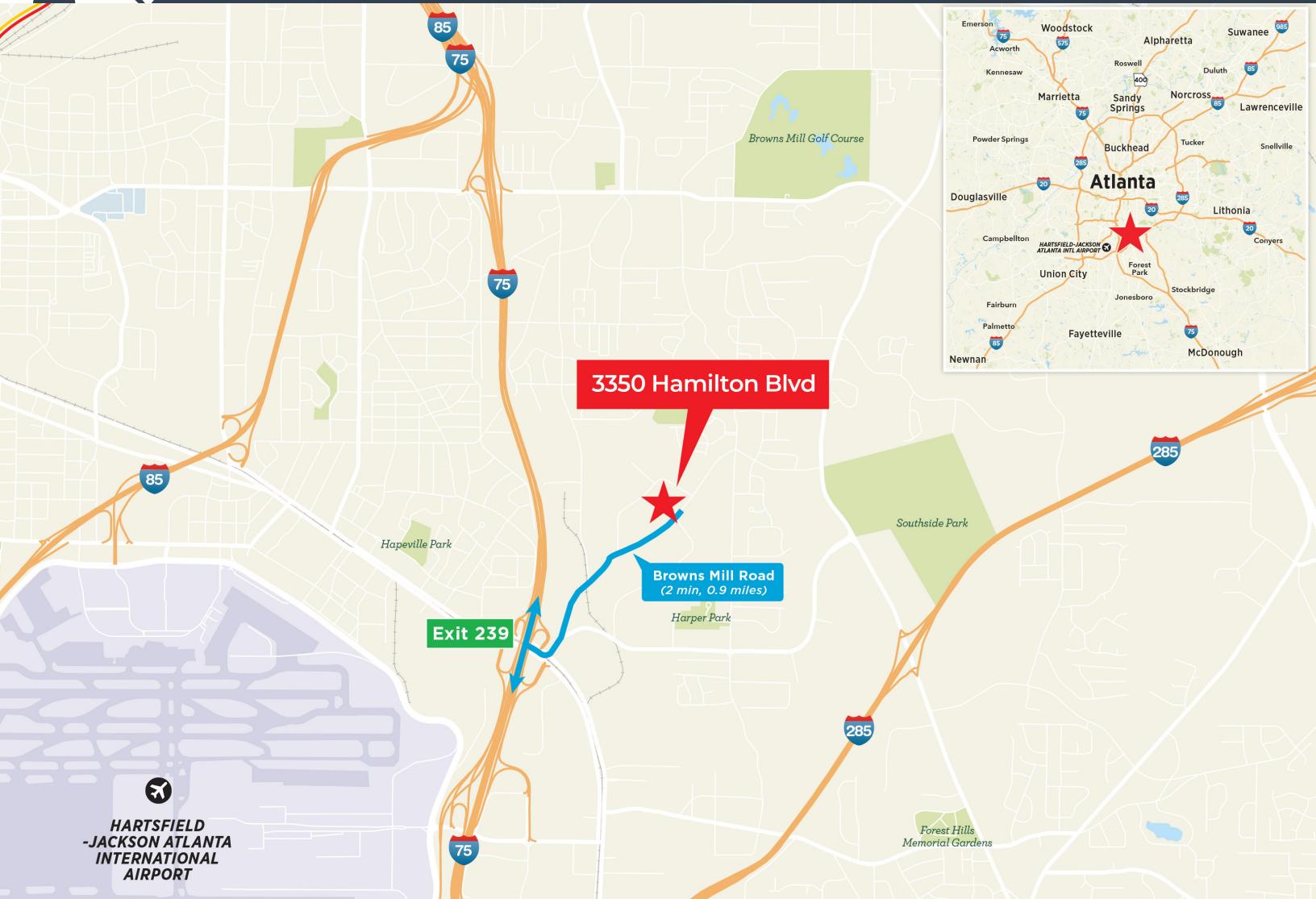


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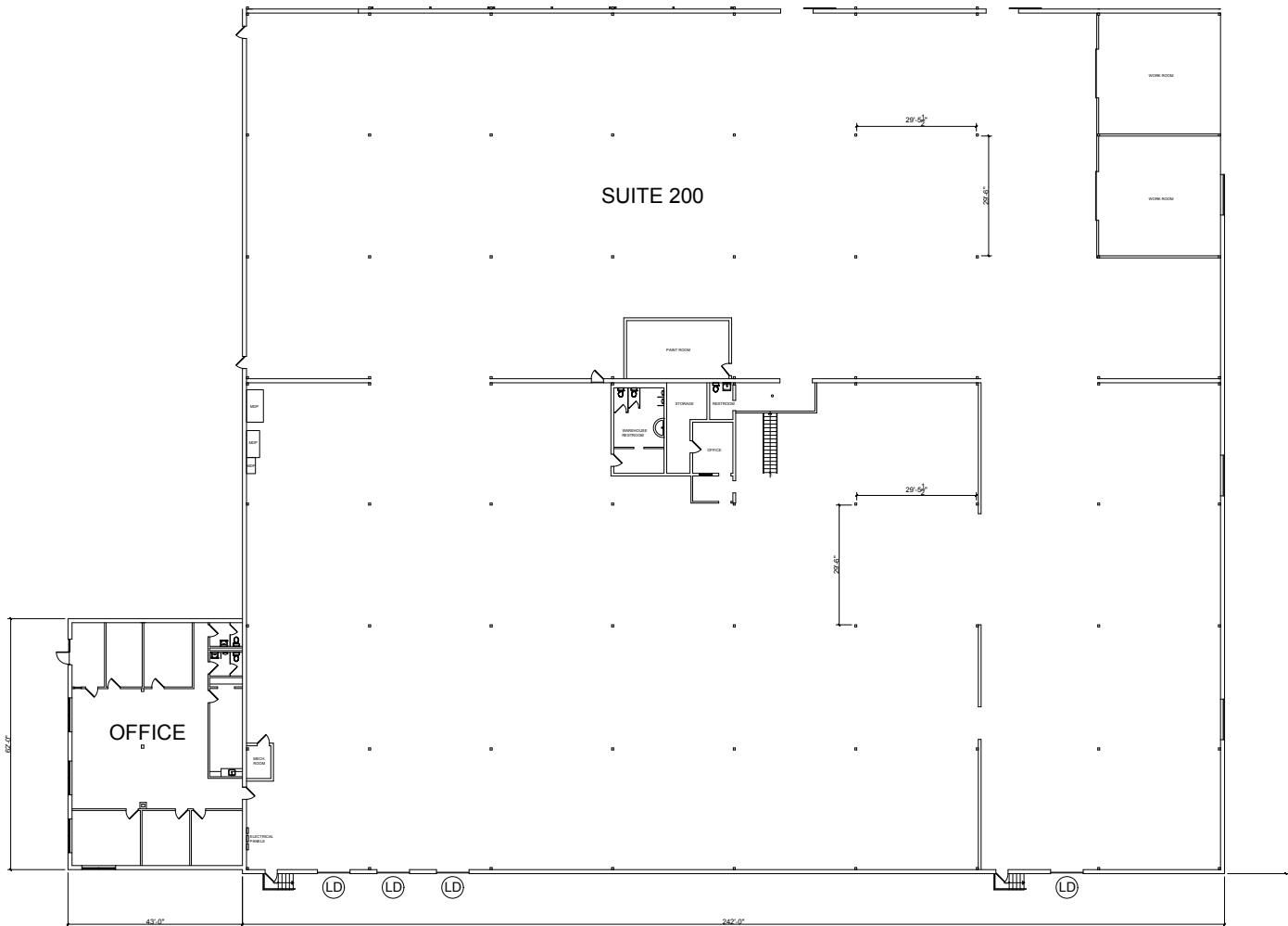


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Floor Plan



Availability Size
54,643 SF

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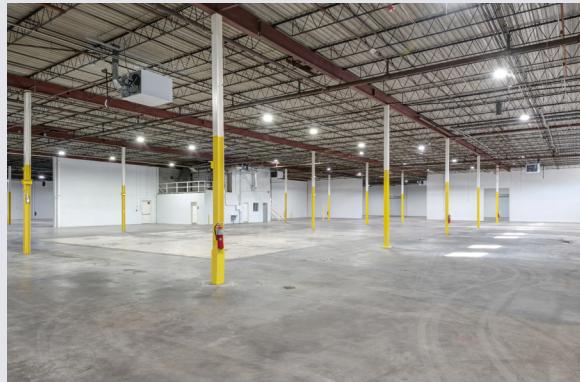
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**IN THE LAST 2 YEARS,
OWNERSHIP HAS INVESTED
OVER \$1M IN**

Capital Improvements



**NEW SECURITY GATE
AND SURVEILLANCE SYSTEM**



**WHITE BOXED WAREHOUSE INCLUDING
LED LIGHTING, DOCK DOORS, HEATERS
AND ENLARGED CASED OPENING**



NEW ROOF OVER SUITE 200/300



**WHITE BOXED OFFICE INCLUDING
BREAK ROOM AND BATHROOMS**



REPAVED TRUCK COURT

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PREMIER AIRPORT

WORLD'S BUSIEST AIRPORT
(FOR 24 OF THE LAST 25 YEARS)

**NORTH AMERICA'S
BEST AIRPORT**
(2ND CONSECUTIVE YEAR)



**80% OF THE U.S. POPULATION
IS WITHIN A 3-HOUR FLIGHT**

HJAIA is currently undergoing a **\$6 Billion** expansion project.

Hartsfield-Jackson Atlanta International Airport (ATL)

ATL Airport welcomes more than 93.6 million journeying customers every year, elevating ATL to the status of the World's Busiest Airport. ATL Airport has claimed title to the world's busiest airport by passenger traffic for 24 of the last 25 years and is the primary hub of Delta Air Lines. ATL Airport customers can choose among more than 150 domestic and 70 international destinations worldwide. Additionally, ATL Airport hosts three main cargo complexes totaling 13 million square feet with 15 all-cargo air carriers. Between the 15 air cargo carriers, nearly 700,000 metric tons of cargo were transported through ATL in 2022 alone. ATL Airport continues to elevate the customer experience with modernized facilities and updated amenities, with improvements most recently announced for Concourse D which will commence in April of 2024 – summer of 2029. ATL Airport is located just 10 miles south of the City of Atlanta and serves as a major economic generator for the Southeast region, generating more than \$34.8 billion for the metro area alone by connecting people through business and leisure travel.

300,000 +

DAILY PASSENGERS
ON AVERAGE

150 +

DIRECT FLIGHTS
TO U.S. DESTINATIONS

63,000 +

ONSITE
AIRPORT JOBS

2,700

DAILY ARRIVALS
AND DEPARTURES

75 +

DIRECT FLIGHTS
TO INTERNATIONAL
DESTINATIONS

\$82 Billion

ECONOMIC
IMPACT

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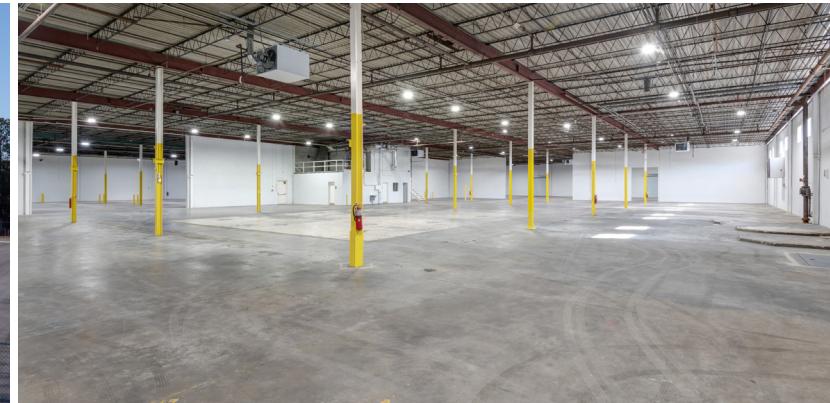


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