

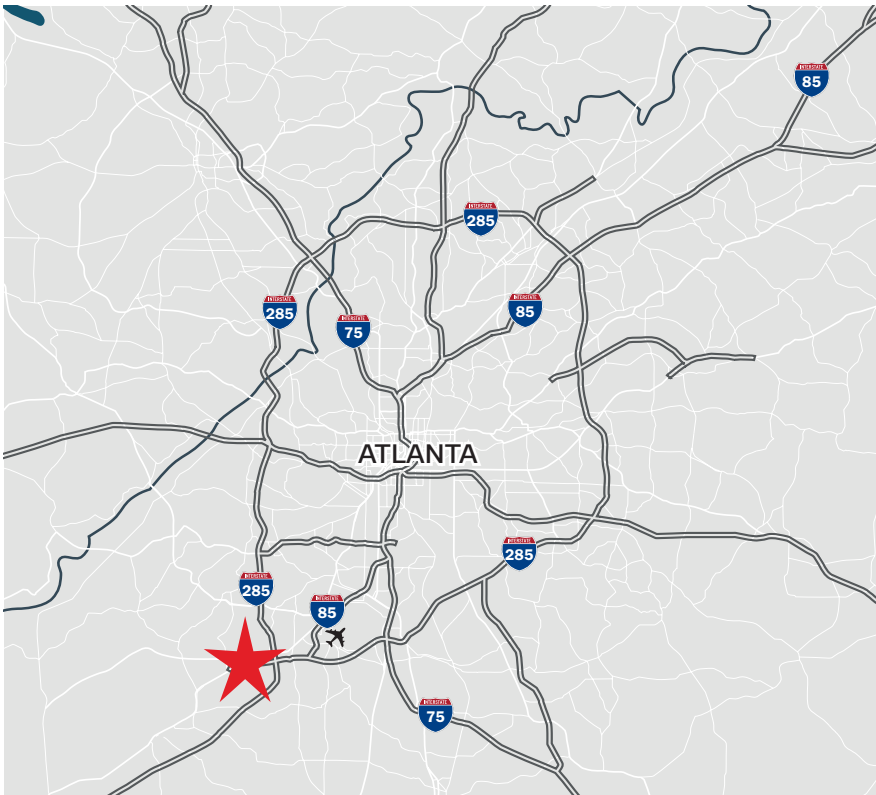
AIRPORT WEST 500

3625 Naturally Fresh Blvd, Atlanta, GA 30349



218,370 SF WAREHOUSE/DISTRIBUTION BUILDING

Available
87,565 SF



TRAVEL DISTANCES

1 MILE TO: I-85

1 MILE TO: I-285

7 MILES TO: I-75

14 MILES TO: I-20

For Additional Information:

Denton Shamburger Sr. VP Industrial
dshamburger@lpc.com | 404.266.7611

Colin Beecham Vice President
cbeecham@lpc.com | 404.990.4169

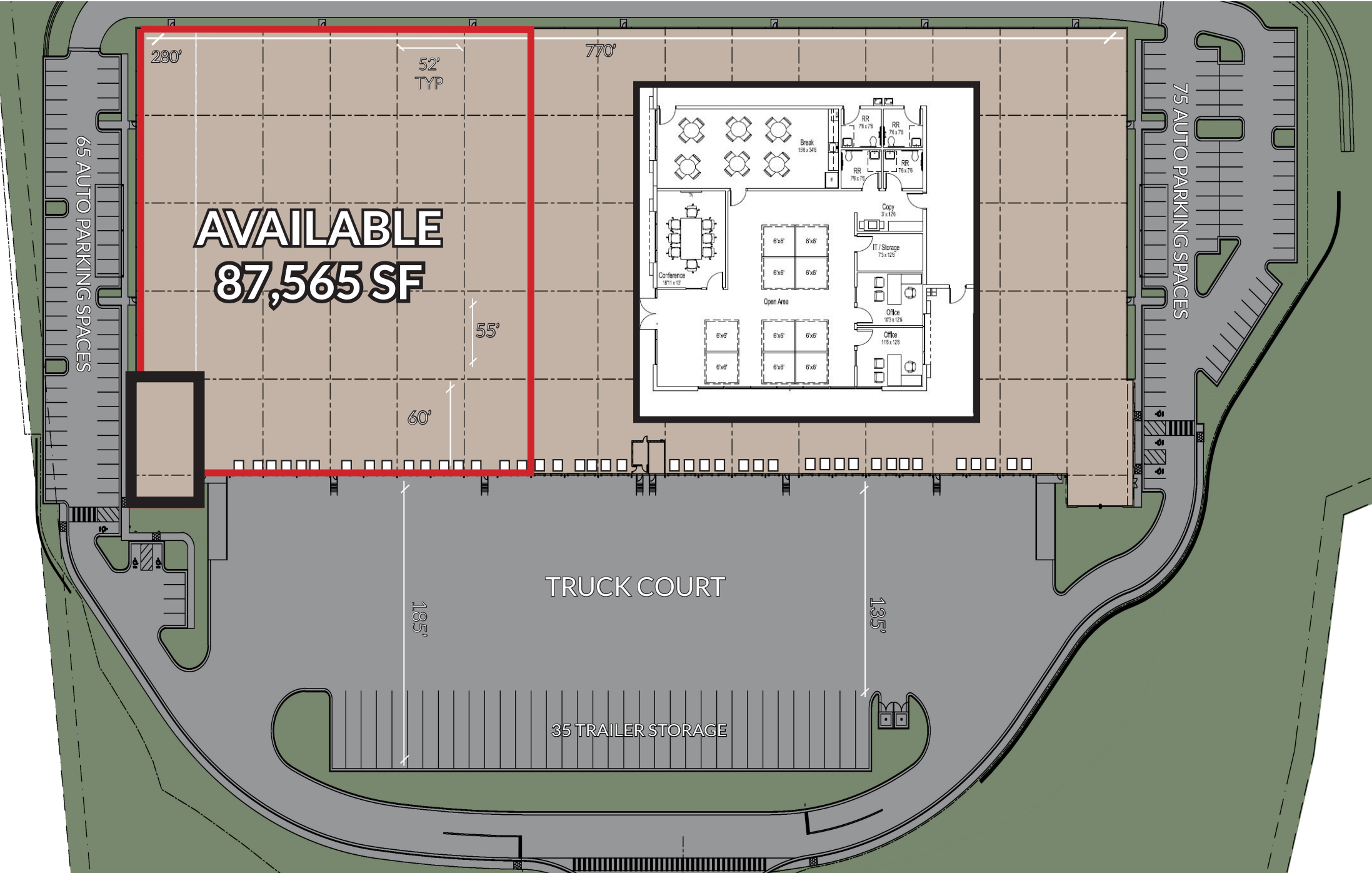
Sam B. Simpson Vice President
ssimpson@lpc.com | 770.654.0062

Lincoln

3340 Peachtree Rd, N.E. | Suite 2550 | Atlanta, GA 30326
P 404.266.7600 | www.lpcsoutheast.com

AIRPORT WEST 500

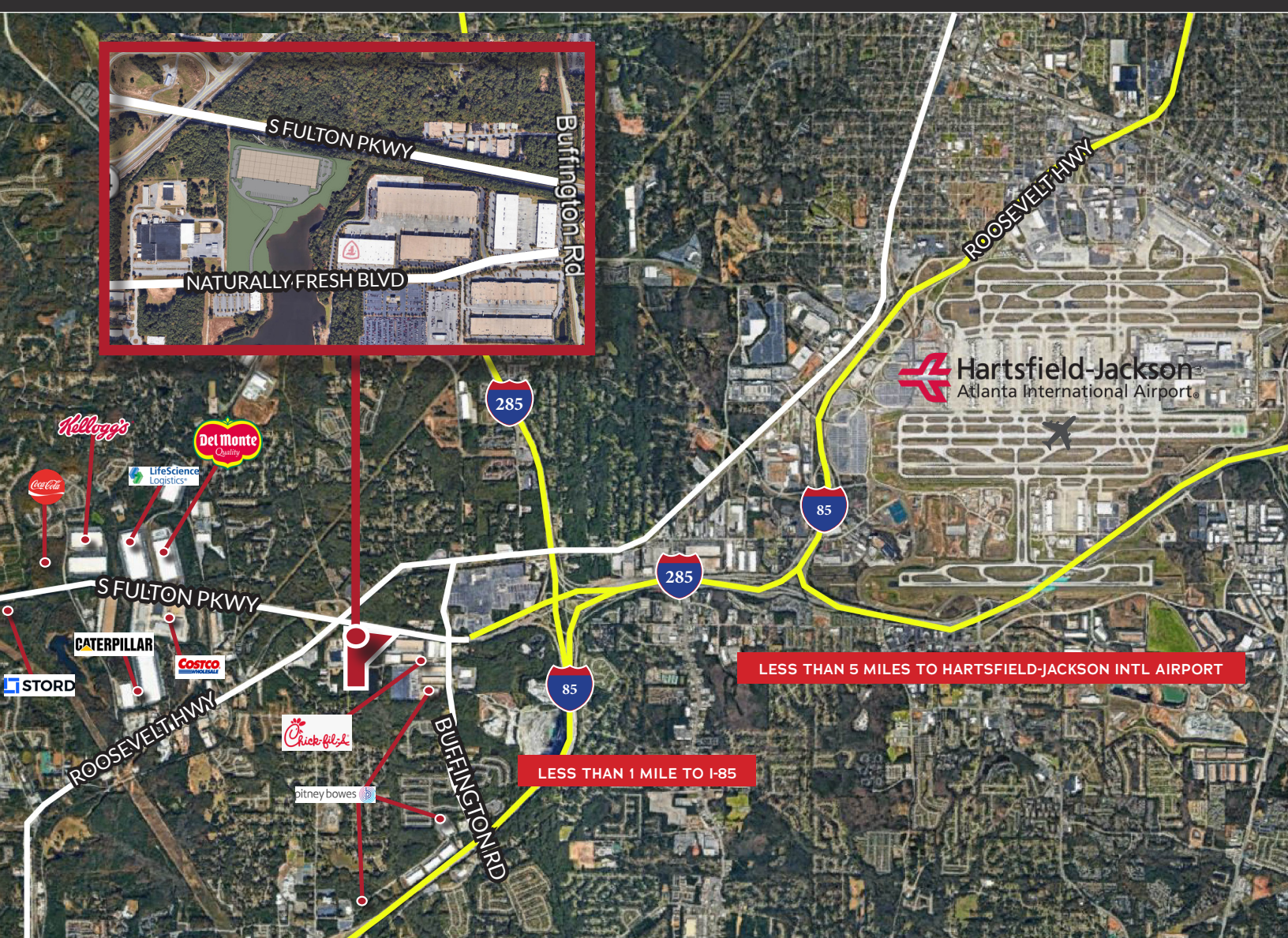
3625 Naturally Fresh Blvd, Atlanta, GA 30349



PROPERTY FEATURES:	
SIZE:	218,370 SF front Load (div)
AVAILABLE:	87,565 SF
LOCATION:	• 1 mile to I-285 & I-85
BUILDING DIMENSIONS:	• 280' Building Depth • 32' Clear Height • 52'W x 55'D Typical Column Spacing • 60' Speed Bays
DOCK-HIGH & DRIVE IN DOORS:	16 Dock-High, 1 Drive-In
WAREHOUSE LIGHTING:	LED Motion Sensored
SPRINKLER	ESFR Sprinkler System
FLOOR:	6" Slab on Grade, 4,000 PSI with Lapidolith Floor Hardener
ROOF:	TPO Single Ply Mechanically Attached, LTTR-20
EXTERIOR WALLS:	Site Cast Concrete Tilt Panels
TRAILER STORAGE:	+/- 14
AUTO PARKING:	+/- 65
SPEC SUITE:	2,740 SF

3625 NATURALLY FRESH BOULEVARD | Atlanta, GA 30349

OUTSTANDING LOCATION | 4.3 MILES TO AIRPORT



LDCT TAX CREDIT OPPORTUNITY

Less Developed Census Tract (LDCT)

TIER	JOB TAX CREDIT \$ (5 yrs)	MIN. NEW JOBS
1	\$4,000	2
2	\$3,000	10
LDCT	\$3,500	5

150 New
Jobs
Created = \$2,625,000
TOTAL
SAVINGS

Lincoln

Denton Shamburger Sr. VP Industrial
dshamburger@lpc.com | 404.266.7611

Colin Beecham Vice President
cbeecham@lpc.com | 404.990.4169

Sam B. Simpson Vice President
ssimpson@lpc.com | 770.654.0062