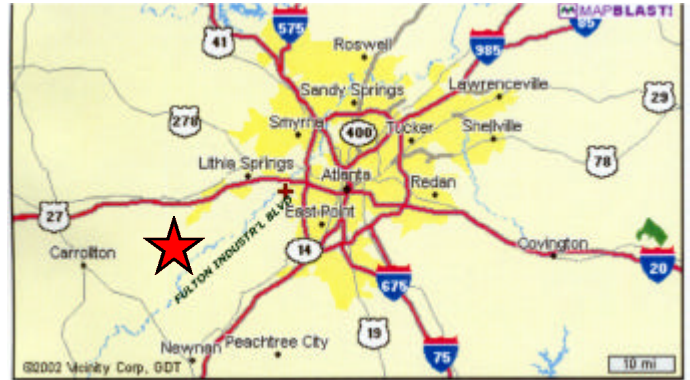


**INDUSTRIAL FOR LEASE      33,000 s.f. and 140,000 s.f.**  
**4785 Fulton Industrial Blvd SW Atlanta, GA 30336 (Southwest Atlanta Corridor)**



**LEASE**

AVAILABLE SF:            **33,000—140,000**  
 BUILDING SF:            **367,000+ (MULTI-TENANT)**  
 CONSTRUCTION:        **BRICK ON BLOCK AND STEEL**  
 MINIMUM SF:            **33,000**  
 MAX CONTIG SF:        **140,000**  
 OFFICE SF:                **3,200—3,500**  
 CEILING HEIGHT:        **24'0"**  
 SPRINKLERED            **YES**  
 COLUMN SPACING:      **50' W X 35'- 45' D**  
 DOCKS:                    **Abundant DOCK-HIGH, DRIVE-IN**  
                                   **(Exterior, Recessed and Covered Dock)**  
 RAIL:                        **YES**  
 LEVELATORS:            **YES**  
 LAND:                      **42 ACRES**  
 PARKING:                 **OUTSIDE STORAGE AVAILABLE**  
 POSSESSION:            **Immediate**  
 RENTAL RATE:            **\$2.25 PSF (ANNUAL) – Modified Gross *BELOW MARKET !!!***

**UTILITIES**

SPRINKLER:              **YES**  
 HEAT:                      **GAS FIRED**  
 GAS:                        **NATURAL**  
 WATER:                    **CITY**  
 SEWER:                    **CITY**  
 POWER:                    **HEAVY**

Exclusive Agent:        ***R. M. Garrison, Vice President***  
                                   ***E mail: [rgarrison@johnhunsinger.com](mailto:rgarrison@johnhunsinger.com)***

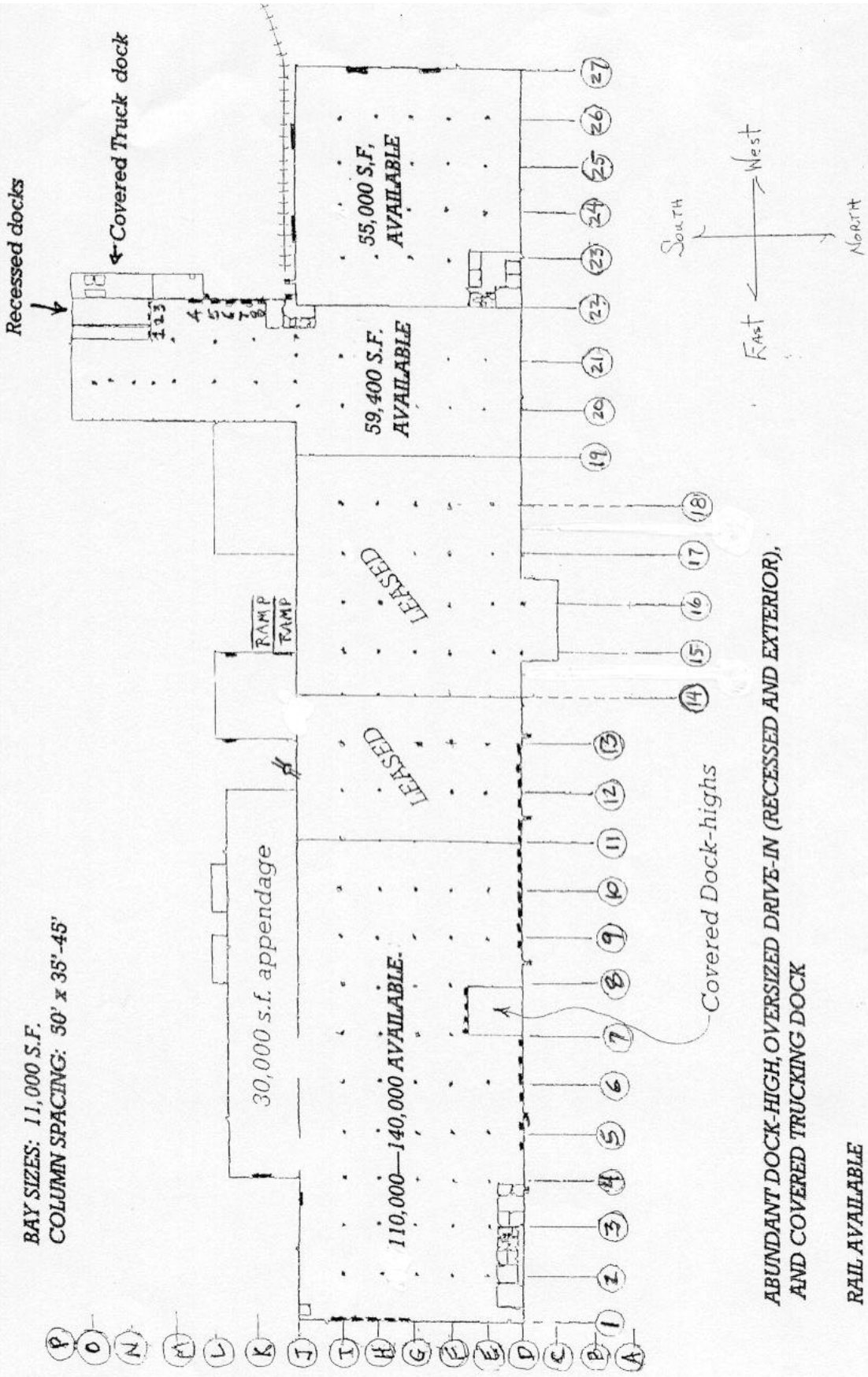


**Commercial & Industrial Real Estate**  
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 Atlanta, GA 30309  
 404-881-6813  
 FAX 404-876-2845  
[www.johnhunsinger.com](http://www.johnhunsinger.com)

Every effort has been made to provide accurate information. However, no liability is assumed for errors or omissions. This offer is subject to prior lease, change or withdrawal without further notice.

AVAILABLE FOR LEASE

BAY SIZES: 11,000 S.F.  
COLUMN SPACING: 50' x 35'-45'



ABUNDANT DOCK-HIGH, OVERSIZED DRIVE-IN (RECESSED AND EXTERIOR),  
AND COVERED TRUCKING DOCK

RAIL AVAILABLE

4785 FULTON INDUSTRIAL BOULEVARD