

FOR SALE

INDUSTRIAL / FLEX—157,000 SF (Retail / Office—Warehouse)
4970 Fulton Industrial Blvd, Atlanta, (Fulton County), Georgia 30336



Plat, survey, photographs and map on pages 2 & 3

LEASE

AVAILABLE SF: 157,000 SF
ACREAGE: 7.79 ACRES
ZONED: M-2 (HEAVY INDUSTRIAL)
CONSTRUCTION: BRICK ON BLOCK
OFFICE SF: 12,500 SF OFFICE/SHOWROOM
1,750 SF SHIPPING/RECEIVING OFFICE & BREAKROOM
CEILING HEIGHT: 22' CLEAR
COLUMN SPACING: 32'W X 36'L
DOCKS: 18 DOCK-HIGH, 2 DRIVE-IN, 1 VAN-HIGH
PARKING: AMPLE
POSSESSION: IMMEDIATE
OTHER: HEAVY EXPOSURE
EASY ACCESS TO ALL INTERSTATES—
(I-20 E/W / I-285 / I-85 NE/SW / I-75 NW/SE)
CLOSE PROXIMITY TO ATLANTA INTERNATIONAL AIRPORT

UTILITIES

HEAT: GAS FIRED
GAS: NATURAL
WATER: CITY
SEWER: CITY
POWER: 800 AMPS

Exclusive Agent: ***R. M. Garrison, Vice President***
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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.



County: SFULTON Map: 14F_0083.NT4 Date printed: 09/06/2005

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