

FULTON COUNTY

3775 Zip Industrial Boulevard, SE, Atlanta, GA 30354



OFFERING SUMMARY

LOT SIZE:	1.15 Acres
YEAR BUILT:	1968
BUILDING SIZE:	18,000 SF
SUBMARKET:	Airport

PROPERTY HIGHLIGHTS

- Airport Submarket – Southeast Industrial Park – Aerotropolis Atlanta
- 2.7 miles to Hartsfield/Jackson International Airport cargo facilities
- 1.2 miles to Porsche Cars North America Headquarters
- 3 blocks to I-75, 2.5 miles to I-285
- U.S.P.S. Main distribution facility located across the street
- +/- 18,000 s.f. built in 1968, on +/- 1.15 acre triangular lot
- Four-sides brick warehouse with fenced rear storage yard
- Two side-loading dock doors, two grade doors at rear
- Approximately 32 car spaces (unstriped) at front of property
- 20-foot warehouse ceilings, 30-foot column spacing, sprinkelered
- 800-Amp/3 Phase/250V Power with an outside generator pad
- Small office (+/-1,200 s.f.) Pylon and Building Signage available
- Currently short-term leased
- Tax Parcel ID # 14-0065-LL-074-9

KW COMMERCIAL
804 Town Blvd.,
Ste. A2040
Atlanta, GA 30319

STEVE MASSELL, CCIM
Broker
O: 404.419.3500
C: 404.664.7615
realty@massell.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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INDUSTRIAL FOR SALE

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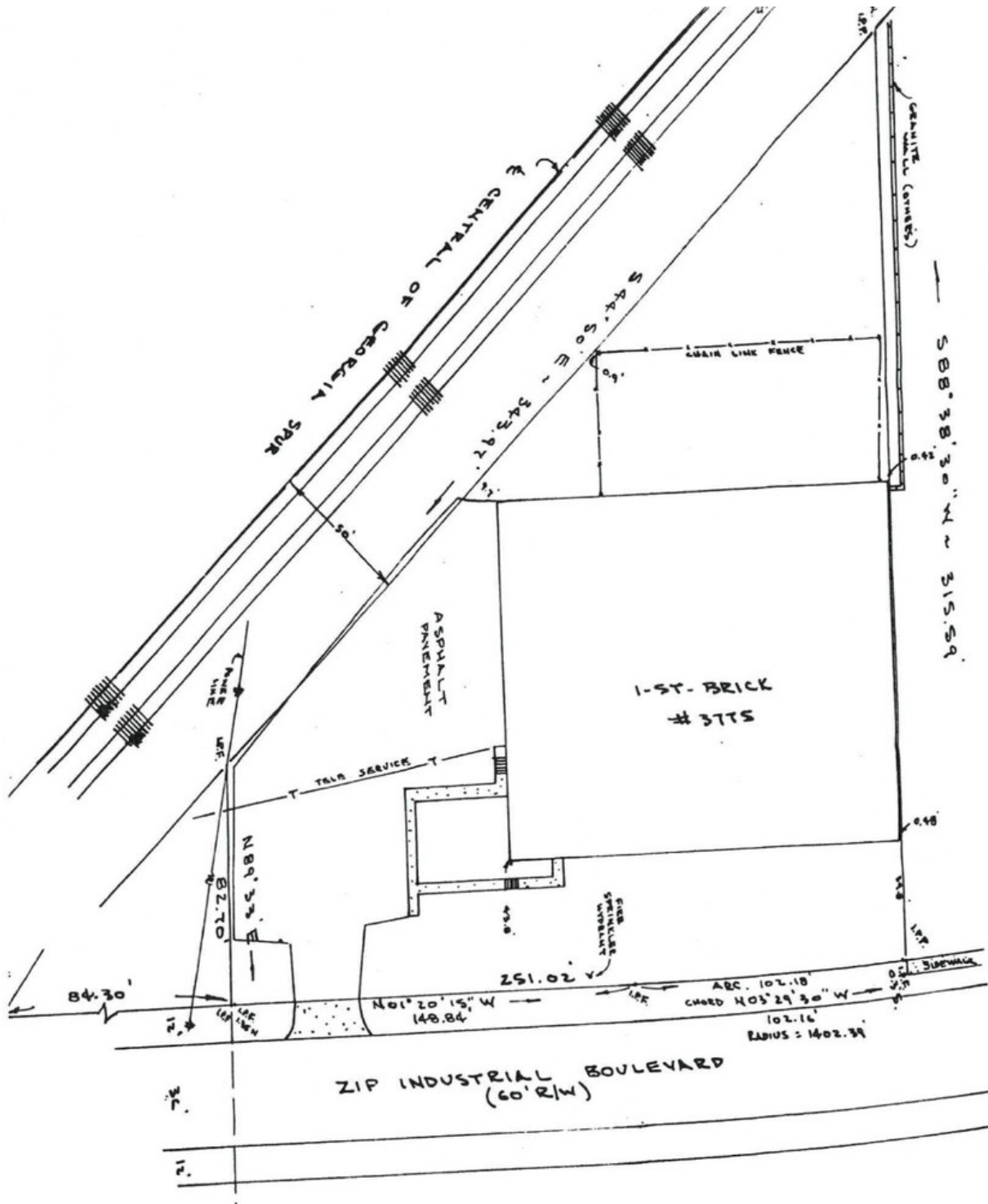
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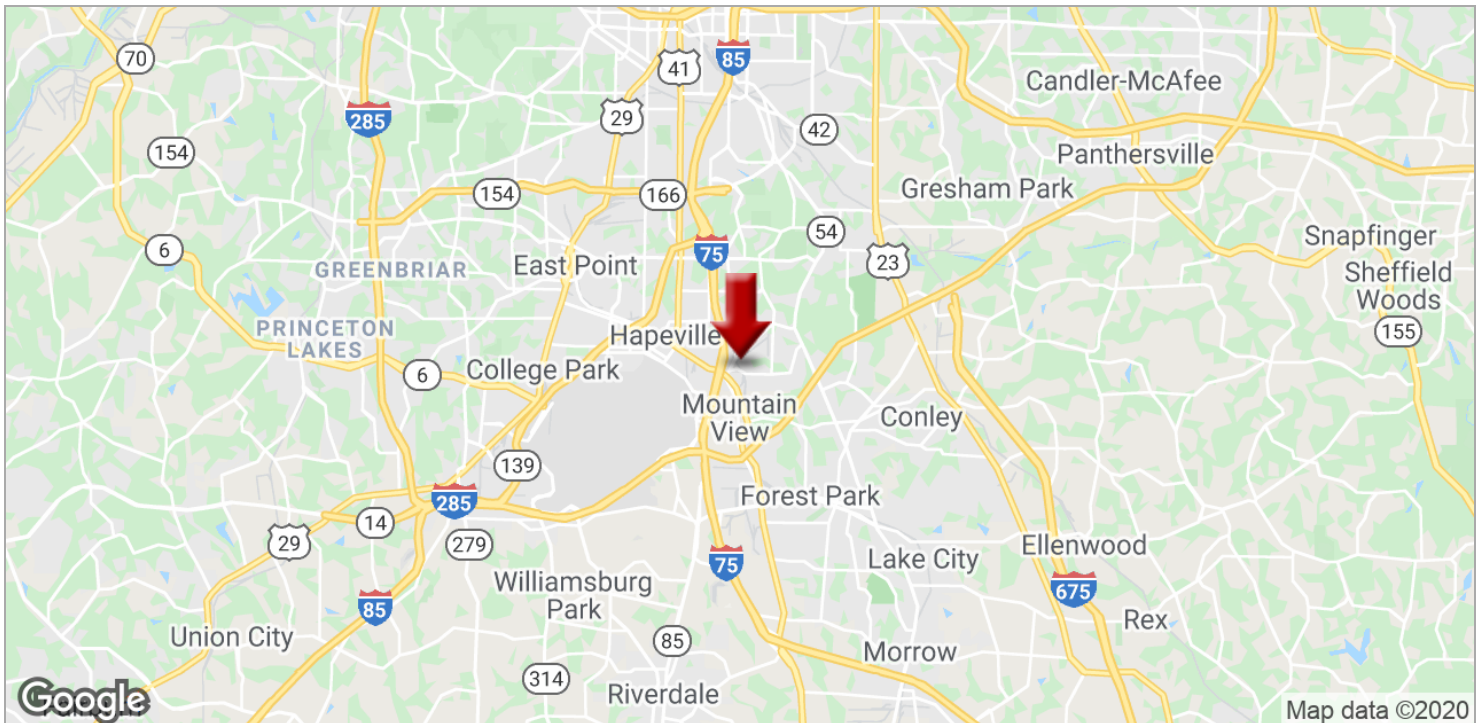
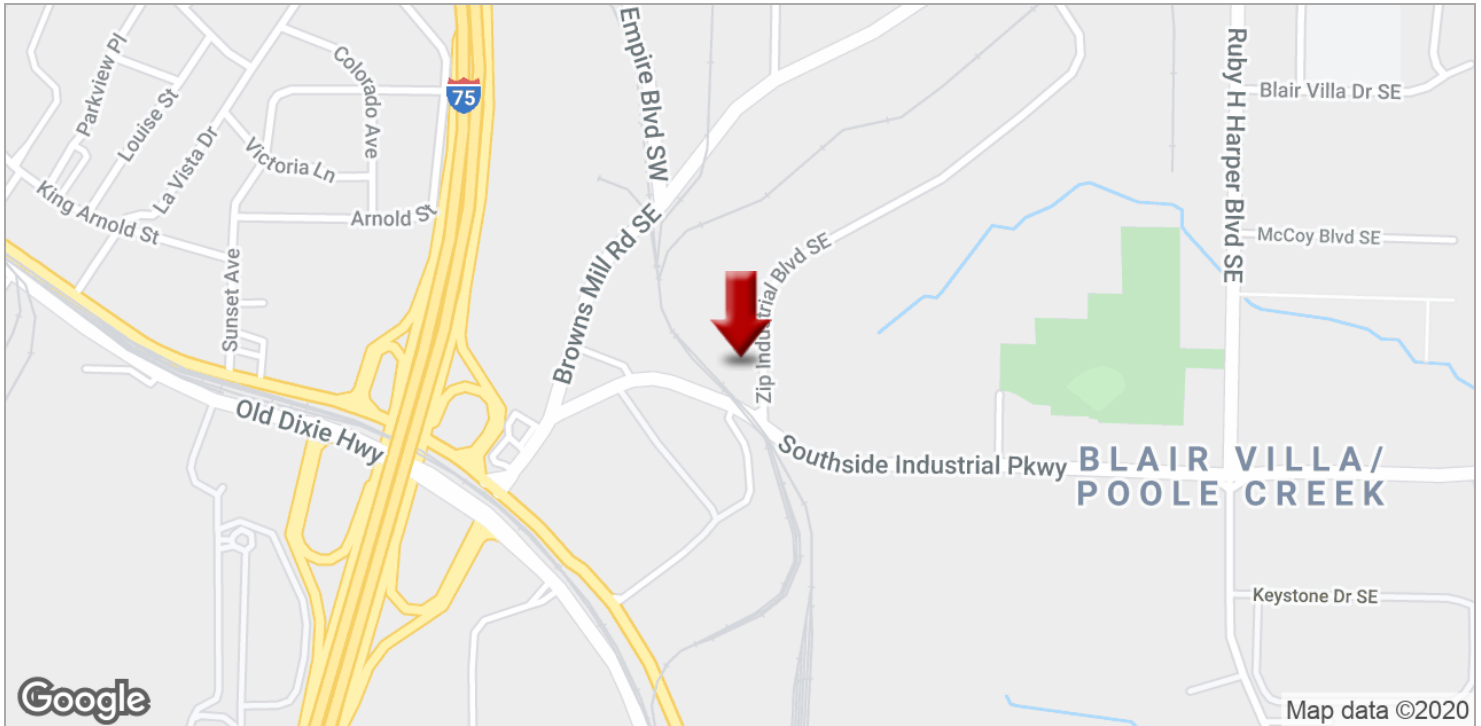
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