



CLARION PARTNERS

For Lease

Atlanta Tradeport

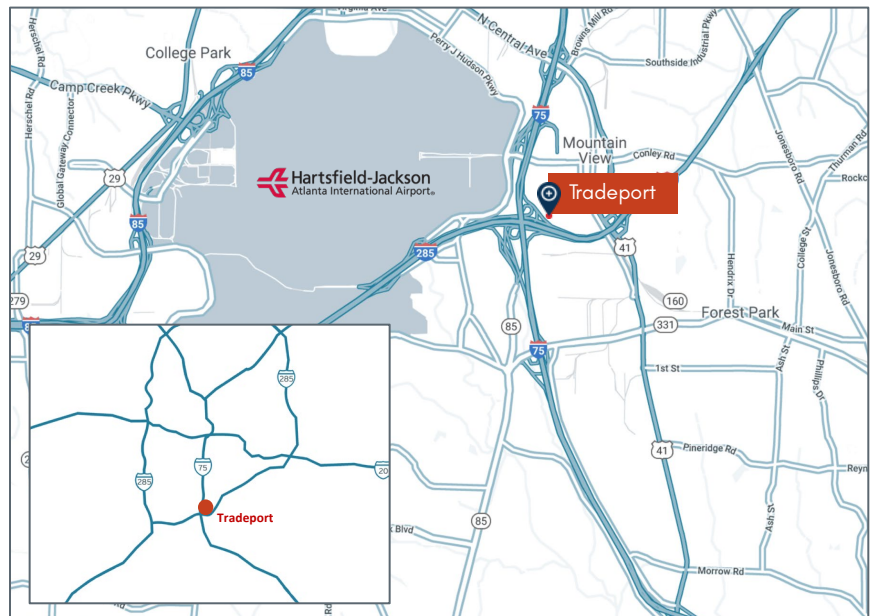
4345 International Parkway
Suite 100
Atlanta, GA 30354

13,500 Square Feet Available



BUILDING HIGHLIGHTS

- Strategically located in Atlanta's Tradeport Foreign Trade Zone
- 87,000 SF total building size
- 13,500 SF available:
 - 5,573 SF office
 - 7,927 SF warehouse
- 24' clear height
- 40' x 40' column spacing
- 4 dock-high doors
- 1 (10' x 12') drive-in door

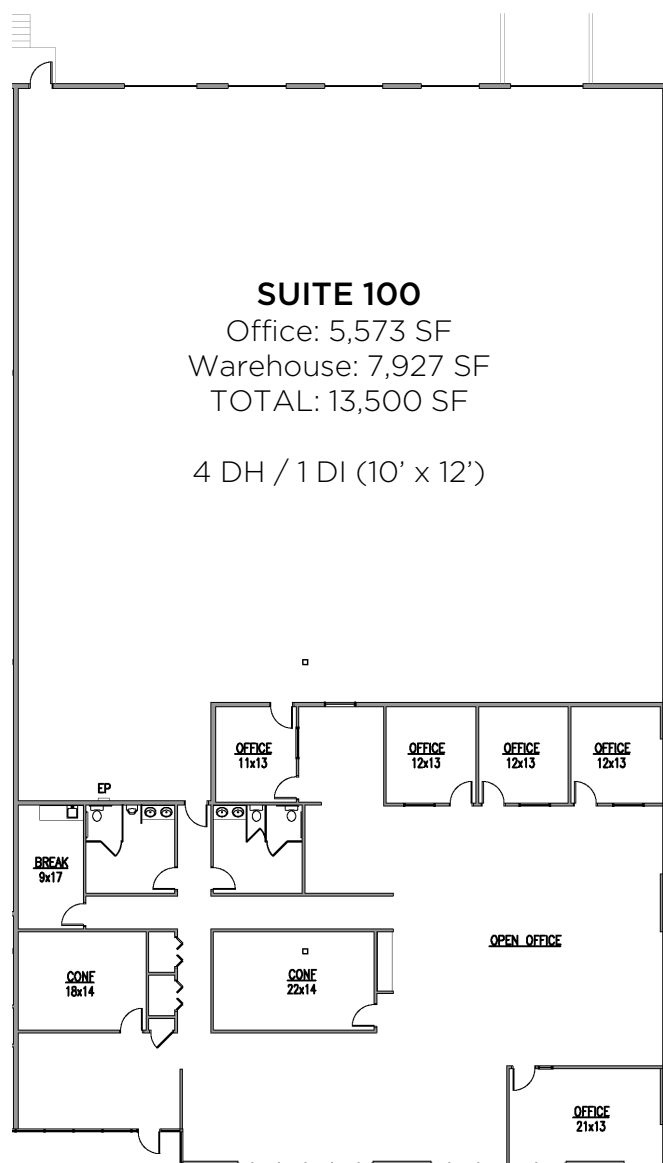


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CLARION PARTNERS

Atlanta Tradeport - 4345 International Parkway
Suite 100



SUITE 100

Office: 5,573 SF
Warehouse: 7,927 SF
TOTAL: 13,500 SF

4 DH / 1 DI (10' x 12')

Positioned within Atlanta's Tradeport Foreign Trade Zone (FTZ), this 13,500 SF industrial suite offers a strategic advantage for companies engaged in domestic and international distribution. FTZ designation provides potential duty deferral, reduced processing fees, and accelerated supply chain efficiency.

Located just 2.0 miles from Hartsfield-Jackson Atlanta International Airport and less than one mile from I-75, the property provides immediate access to Atlanta's major transportation corridors and the greater Southeast market.

Suite 100 features 24' clear height, 40' x 40' column spacing, four dock-high doors and one drive-in ramp door—making it ideal for logistics, distribution, light manufacturing, and airport-related users.

For more information on this opportunity, please contact:



RELIANT | REAL ESTATE
PARTNERS LLC

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