



# CLARION PARTNERS

## For Lease

### Atlanta Tradeport

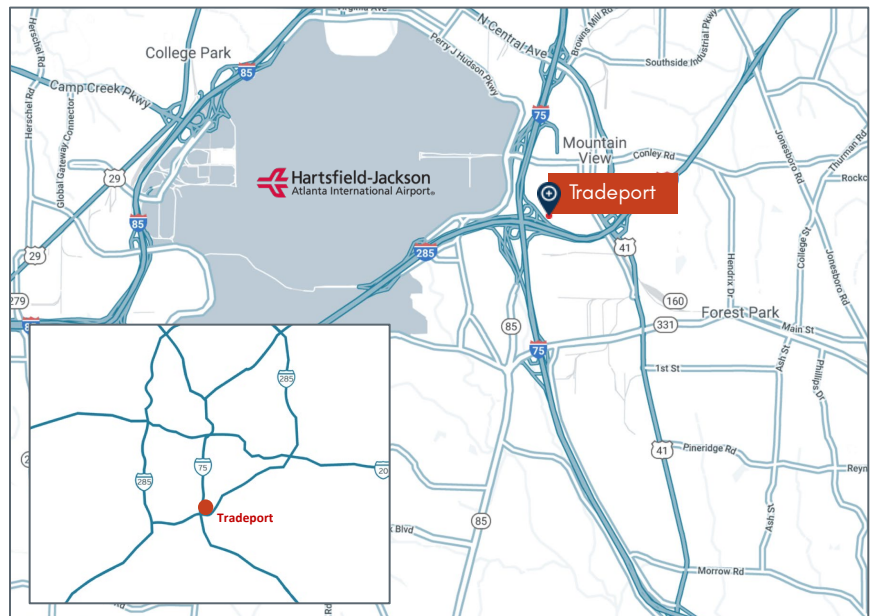
4345 International Parkway  
Suite 101  
Atlanta, GA 30354

12,000 Square Feet Available



### BUILDING HIGHLIGHTS

- Strategically located in Atlanta's Tradeport Foreign Trade Zone
- 87,000 SF total building size
- 12,000 SF available:
  - 2,963 SF office
  - 9,037 SF warehouse
- 24' clear height
- 40' x 40' column spacing
- 4 dock-high doors
- 1 (10' x 12') drive-in door

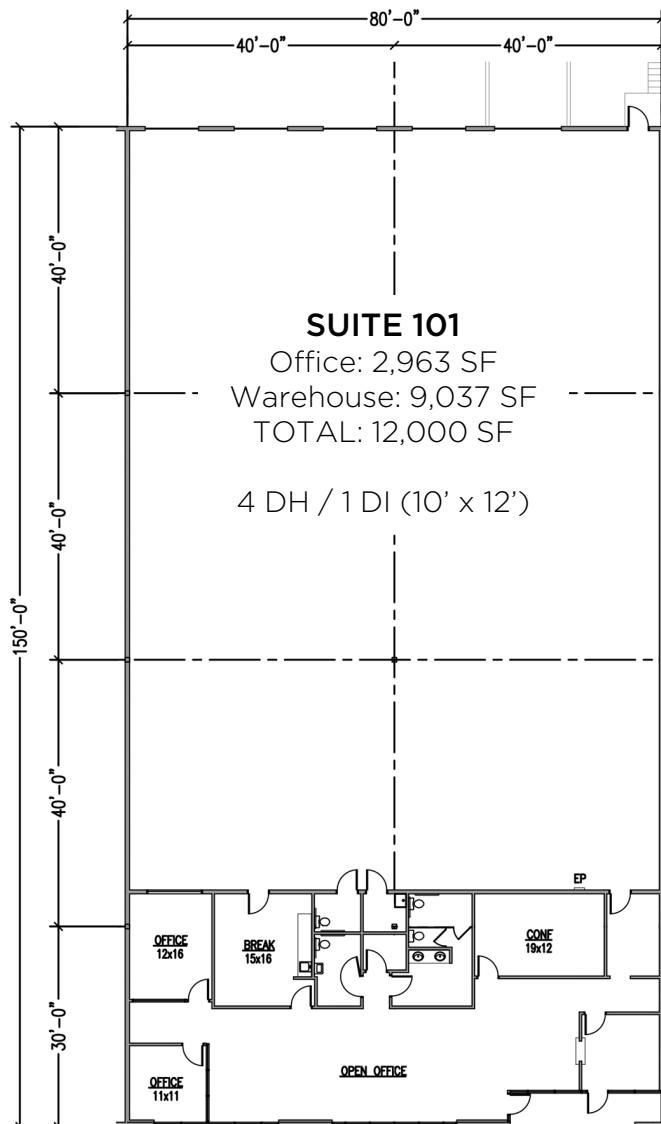


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Atlanta Tradeport - 4345 International Parkway  
Suite 101



Positioned within Atlanta's Tradeport Foreign Trade Zone (FTZ), this 12,000 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 101 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:



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