

SOUTHWEST ATLANTA INDUSTRIAL · FULTON COUNTY

4445 Wendell Drive SW

Atlanta, Georgia 30336

A **±30,000 SF** single-tenant industrial building on 2.346 acres, delivered vacant with a **±42,000 SF fenced and gated yard** — larger than the building's own footprint — and **82 designated parking spaces**.

RENT NEGOTIABLE · NNN lease · Operating expenses negotiable · Whole building · Available from September 2026

±30,000 SF
TOTAL BUILDING

±42,000 SF
OUTSIDE YARD

82
PARKING SPACES

Plenty
OF POWER

PROPERTY HIGHLIGHTS

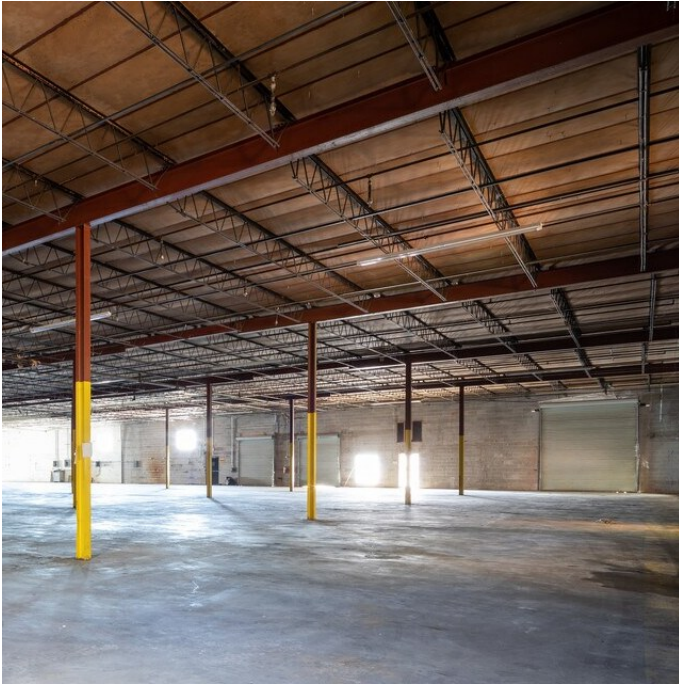
- **±42,000 SF secured outside yard** — fenced and gated, suited to trucking, fleet parking, contractor storage and laydown.
- **Full-building availability.** Entire facility delivered vacant — no shared loading, yard or access.
- **82 designated off-street parking spaces** (including 2 accessible) — unusual depth of parking for the building size.
- **Plenty of power.** 480V service with substantial additional capacity available — enquire with the leasing team.
- **M-2 zoning within the Fulton Industrial Overlay District** — among the broadest industrial use classifications in metro Atlanta.
- **3 dock-high doors plus a drive-in ramp** (12–14 ft); 16–17 ft clear in the warehouse.
- **Fully sprinklered** masonry construction on a 2.346-acre site.

YARD & SITE

The ±42,000 SF yard is fenced and gated on a 2.346-acre site — larger than the building's own footprint. A single tenant takes exclusive control of circulation, trailer and fleet parking, and outside storage, with 82 designated parking spaces alongside.

BUILDING SPECIFICATIONS

Total Building	±30,000 SF (150 ft × 200 ft)
Office Area	±2,200 SF
Outside Yard	±42,000 SF, fenced and gated
Site Area	2.346± acres (102,181± SF)
Year Built	1964
Clear Height	16–17 ft warehouse
Dock Doors	3 dock-high — side and front
Drive-In	1 drive-in ramp (12–14 ft)
Parking	82 spaces, including 2 accessible
Power	480V — ample capacity available
Sprinkler	Yes
Construction	Brick over block; steel truss roof
Zoning	M-2 (Fulton Industrial Overlay)
Parcel ID	14F0052LL0300 (Fulton County)
Lease Type	NNN
Base Rent	Negotiable
Operating Exp.	Negotiable — taxes, insurance, CAM
Availability	From September 2026
Ownership	Alea Properties (USA) LLC



WAREHOUSE — STEEL BAY, SPRINKLERED



FRONT ELEVATION & PARKING



DRIVE-IN RAMP, DOCK & PAVED YARD

THE OPPORTUNITY

- One of the few Southwest Atlanta facilities pairing a $\pm 30,000$ SF building with a yard larger than its own footprint — $\pm 42,000$ SF, fenced and gated, on a 2.346-acre site.
- Delivered as a whole-building lease, giving a single tenant exclusive control of loading, circulation, parking and yard security.
- Ample electrical capacity for manufacturing and fleet requirements — unusual in this vintage of building, and a common constraint on competing stock.
- M-2 zoning inside the Fulton Industrial Overlay permits a materially wider range of uses than the light-industrial designations typical of competing stock.
- Suited to trucking and logistics, materials distribution, contractor operations, equipment storage and light manufacturing.

LOCATION & ACCESS

- **Marketability.** The property is visible from Interstate 20 — highway exposure uncommon for infill industrial stock of this size in the corridor.
- **Accessibility.** Approached directly off Wendell Drive SW, a 60-foot right-of-way running to Fulton County Industrial Boulevard.
- **Neighbouring occupier.** Immediately adjacent to the John Deere dealership operated by Dobbs Equipment at 4500 Wendell Drive SW.
- Within the established Fulton Industrial / Southwest Atlanta corridor, alongside active distribution, building-products and equipment users.

TOUR & TERMS

Available for inspection by appointment. Base rent is negotiable and lease terms are open to discussion. LOIs invited.

Leasing Enquiries

ALEA PROPERTIES

Ellen Edward

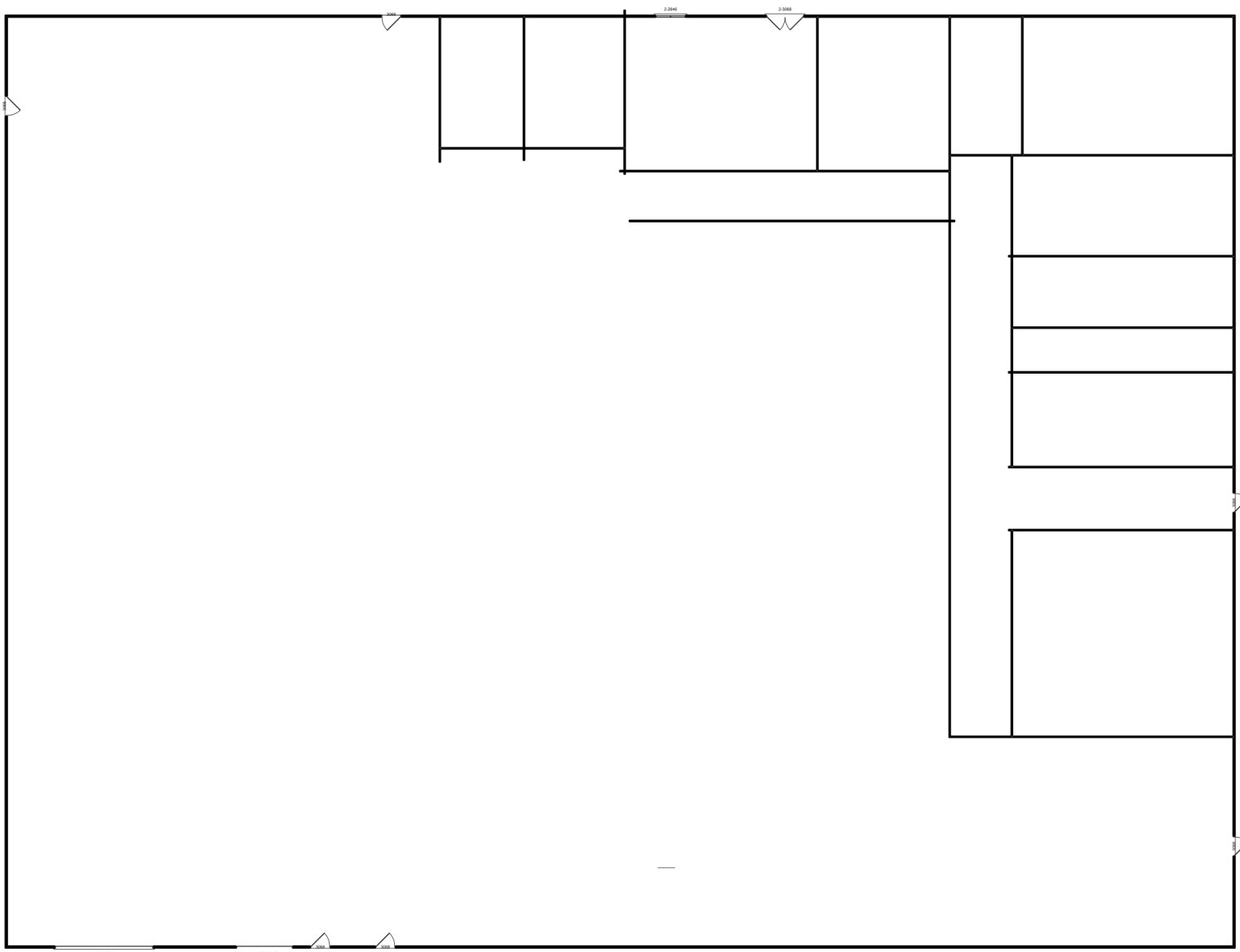
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Albert Edward

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ASSET MANAGEMENT

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AUGUSTA TITLE, INC.
COMMITMENT NO. 65089B AND DATE SEPTEMBER 10, 2010

8. RESTRICTIONS AS SET FORTH IN WARRANTY DEED DATED JULY 1963 FROM FULTON COUNTY TO WILLIAM T. NEWMAN, DATED JANUARY 15, 1963.
RECORDED AT DEED BOOK 4560, PAGE 30.
FULTON COUNTY RECORDS.
9. EASEMENT MADE BY AND BETWEEN FULTON COUNTY, TO GEORGIA POWER COMPANY, DATED APRIL 1961.
FILED FOR RECORD JUNE 16, 1961.
RECORDED AT DEED BOOK 371, PAGE 555.
AFORSAM RECORDS.
10. RIGHT-OF-WAY (LIMITED ACCESS) MADE BY AND BETWEEN FULTON COUNTY AND STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED JUNE 9, 1961.
FILED FOR RECORD JULY 3, 1961.
RECORDED AT DEED BOOK 437, PAGE 439.
AFORSAM RECORDS.
11. RIGHT-OF-WAY FOR FULTON COUNTY INDUSTRIAL BOULEVARD)
DATED JUNE 9, 1961.
FILED FOR RECORD JULY 3, 1961.
RECORDED AT DEED BOOK 437, PAGE 443.
AFORSAM RECORDS.
12. RIGHT-OF-WAY FOR FULTON COUNTY INDUSTRIAL BOULEVARD)
DATED JUNE 9, 1961.
FILED FOR RECORD JULY 3, 1961.
RECORDED AT DEED BOOK 437, PAGE 444.
AFORSAM RECORDS.
13. RIGHT-OF-WAY EASEMENT MADE BY AND BETWEEN WILLIAM NEWMAN AND GEORGIA POWER COMPANY, DATED JANUARY 15, 1964.
FILED FOR RECORD FEBRUARY 18, 1964.
RECORDED AT DEED BOOK 415, PAGE 454.
AFORSAM RECORDS.
14. EASEMENT MADE BY AND BETWEEN WILLIAM NEWMAN AND GEORGIA POWER COMPANY, DATED JANUARY 15, 1964.
FILED FOR RECORD FEBRUARY 18, 1964.
RECORDED AT DEED BOOK 415, PAGE 454.
AFORSAM RECORDS.
15. RIGHT-OF-WAY FOR CONSTRUCTION, OPERATION AND MAINTENANCE)
(4419 WENDELL DRIVE).
16. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF THE CREEKS AND BRANCHES CROSSING TO SELECT PROPERTY AND TO NATURAL FLUID THEREOF, FREE FROM DUMPION OR POLLUTION.
17. FIFTY (50) FOOT EASEMENT ALONG THE REAR OF LIFTED TO THE BALCONY OF THE GEORGIA STATE DEPT. OF HIGHWAY IN WARRANTY DEED FROM WILLIAM T. NEWMAN TO LEONARD GREENMAN, DATED AUGUST 18, 1964.
FILED FOR RECORD AUGUST 31, 1964.
RECORDED AT DEED BOOK 4289, PAGE 228.
AFORSAM RECORDS.
18. AND IN WARRANTY DEED FROM LEONARD GREENMAN TO THE GEORGIA POWER CORPORATION, DATED NOVEMBER 2, 1964.
AND FOR RECORD NOVEMBER 6, 1964.
RECORDED AT DEED BOOK 4322, PAGE 536.
AFORSAM RECORDS.
19. AND WARRANTY DEED FROM GEORGIA POWER CORPORATION TO E. B. & M. CORPORATION, DATED MAY 15, 1973.
AND FOR RECORD SEPTEMBER 20, 1973.
RECORDED AT DEED BOOK 5811, PAGE 83.
AFORSAM RECORDS.
20. (SEE SKETCH ON SURVEY)

1. CURRENT ZONING PER FULTON COUNTY, GEORGIA
(FULTON COUNTY BOARD OF ASSESSORS)

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. FOR LATE BURIED UTILITIES, BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

1. WARRANTY DEED IN FAVOR OF
E.B. AND M CORPORATION
DEED BOOK 5911 PAGE 63
FULTON COUNTY, GEORGIA RECORDS

THE PERSON, PERSONS OR ENTITY NAMED HEREON, THIS PLAT, DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY, OR TO ANY OTHER PERSON, PERSONS, OR ENTITY, OR SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MAXIMUM OF 1/4" PER 100' OF DISTANCE, AND AN ANGULAR ERROR OF 52" PER ANGULAR POINT; AND WAS CALCULATED BY THE SURVEYOR BY THE USE OF A TOTAL STATION CALCULATOR FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE ABOVE STATED LIMITS. ALL DISTANCE MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

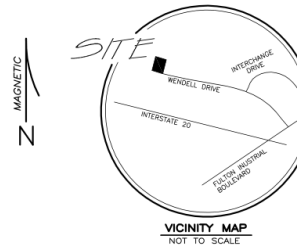
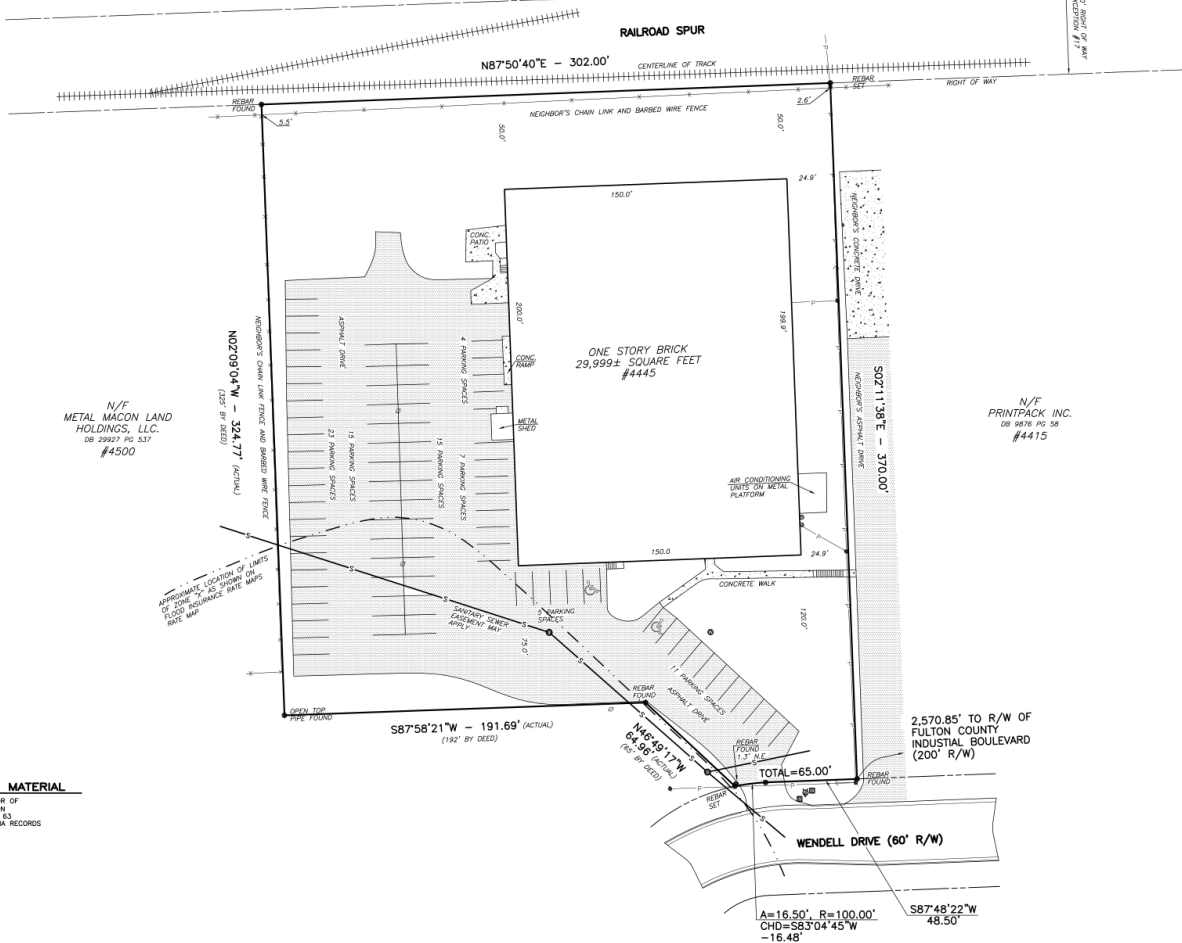
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. SQUARE FEET OF BUILDING IS FOR FIRST FLOOR ONLY.

7. PARKING AREA IS OFF STREET AND 22 PARKING SPACES ARE INDICATED BY DIMENSIONS.

8. THIS PLAT NOT INTENDED FOR RECORDING.

9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED BY THE SURVEYOR BY THE USE OF THE FLOOD ZONING MAP OF THE APPLICABLE FLOOD HAZARD AREA, A SECOND OPINION OF A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR FOR MORE ACCURATE INFORMATION FOR FURTHER INFORMATION CONTACT THE SURVEYOR OR THE SURVEYOR'S ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

[illegible]

All that tract or parcel of land lying and being in Land Lot 52 of the 14th District of Fulton County, Georgia and being more fully described as follows:

[illegible]

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN THE VESTING DEED, RECORDED AT DEED BOOK 5911 PAGE 63 AND IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. 650898 BEARING AN EFFECTIVE DATE OF SEPTEMBER 10, 2010 AS PREPARED BY AUGUSTA TITLE INC.

TO: ALEA PROPERTIES (USA) LLC.
NORTHSIDE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
AUGUSTA TITLE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "Minimum Standard Detail Requirements for ALTA/ACSM Land Surveys", JOINTLY ESTABLISHED AND ADOPTED BY THE NATIONAL ASSOCIATION OF REALTORS ITEMS 1, 2, 3, 4, 7A, 8, 9, 10, 11, 13, 14, 16, 17 and 18 OF Table A THEREOF.

PURSUANT TO THE Accuracy Standards AS ADOPTED BY ALTA and NSPS and IN EFFECT ON THE DATE THIS CERTIFICATE WAS PREPARED, I HEREBY FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF AUGUSTA TITLE INC. TITLE COMPANY'S COMMITMENT NO. 6506986, DATED SEPTEMBER 9, 2010, AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

EXECUTED THIS 16TH DAY OF SEPTEMBER, 2010

Date Michael R. Niles Co. RLS #2646
Member SAMSOC
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080
(770) 434-3383

TOTAL AREA = 2.346± ACRES
OR 102,181± SQ. FT.

McCLUNG
SURVEYING SERVICES, INC.
4445 WENDELL DRIVE
ATLANTA, GEORGIA
4853 South Cobb Drive, Suite 200
Marietta, Georgia 30060 (770) 454-1363

ALTA/ACSM Asbuilt Survey For
ALEA PROPERTIES' (USA) LLC.
NORTHSIDE CORPORATION
FIRST AMERICAN TITLE COMPANY
AUGUSTA TITLE, INC.

LOCATED IN
LAND LOT 52 14TH. DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA
PLAT PREPARED: 9-16-10
FIELD: 9-14-10 SCALE: 1"=30'