

4811 Flat Shoals Rd Union City, GA



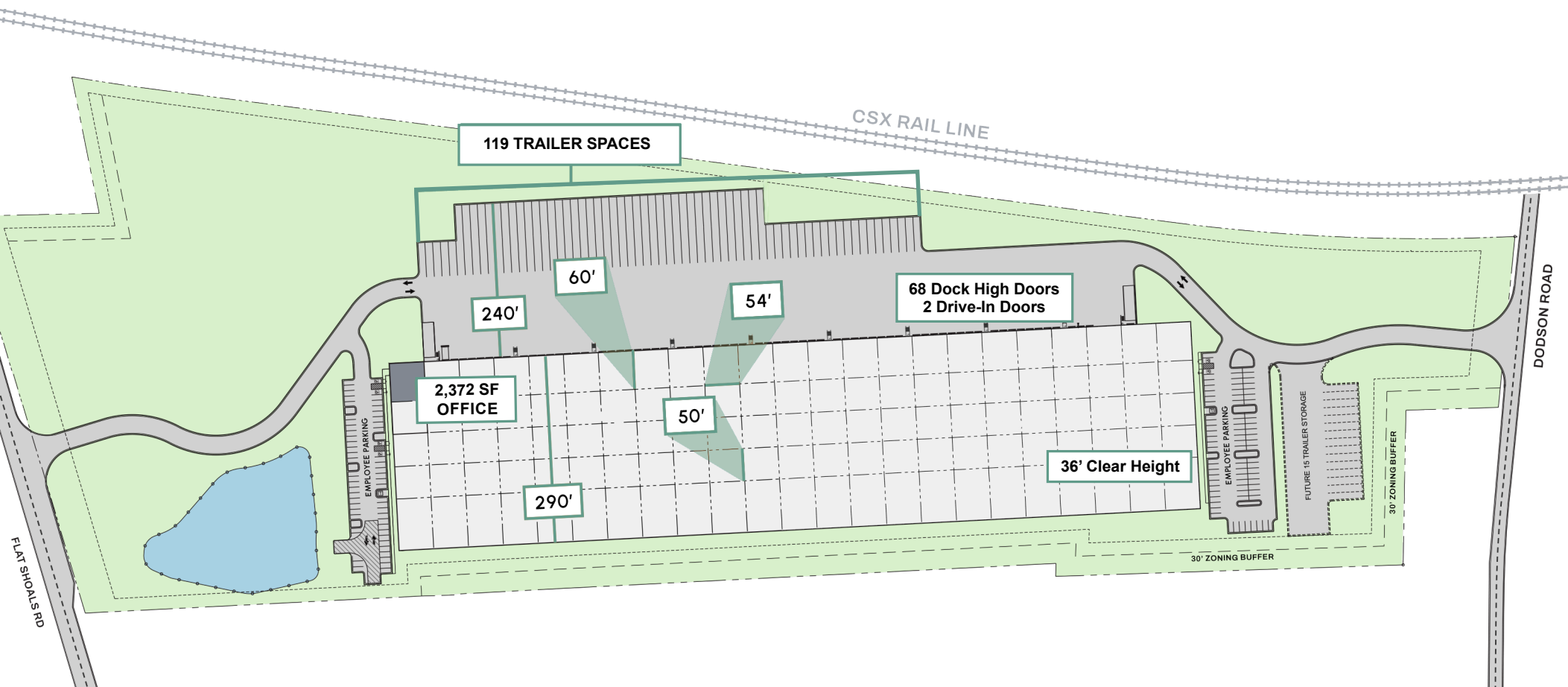
UNION CITY

LOGISTICS CENTER



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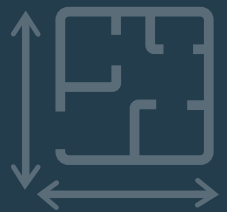
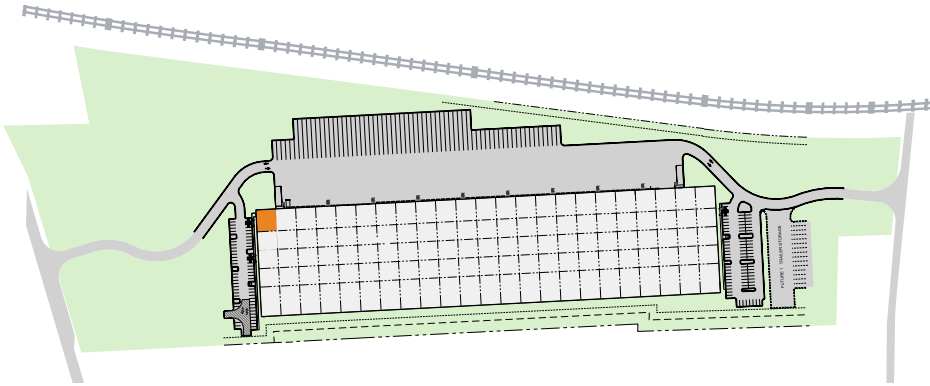
SITE PLAN



Union City Logistics Center is a 360,180 square-foot, front-load distribution facility at 4811 Flat Shoals Road, sitting 1.9 miles from I-85 at Exit 66 in Atlanta's Airport submarket. The building offers state-of-the-art specifications including 36' clear height, 68 dock-high doors, two 12' x 14' drive-in doors, and ESFR sprinkler, with 54' x 50' column spacing, 60' speed bays, and 2,000 amps of 3-phase power to support high-throughput operations. The site carries a 240' truck court with a 60' concrete apron, 119 trailer stalls, and 59 employee spaces, plus a move-in-ready 2,372-square-foot spec office. With Hartsfield-Jackson roughly 12 miles out and Fairburn's CSX Intermodal about four miles away, users can move freight by truck, air, and rail from a single South Atlanta location.

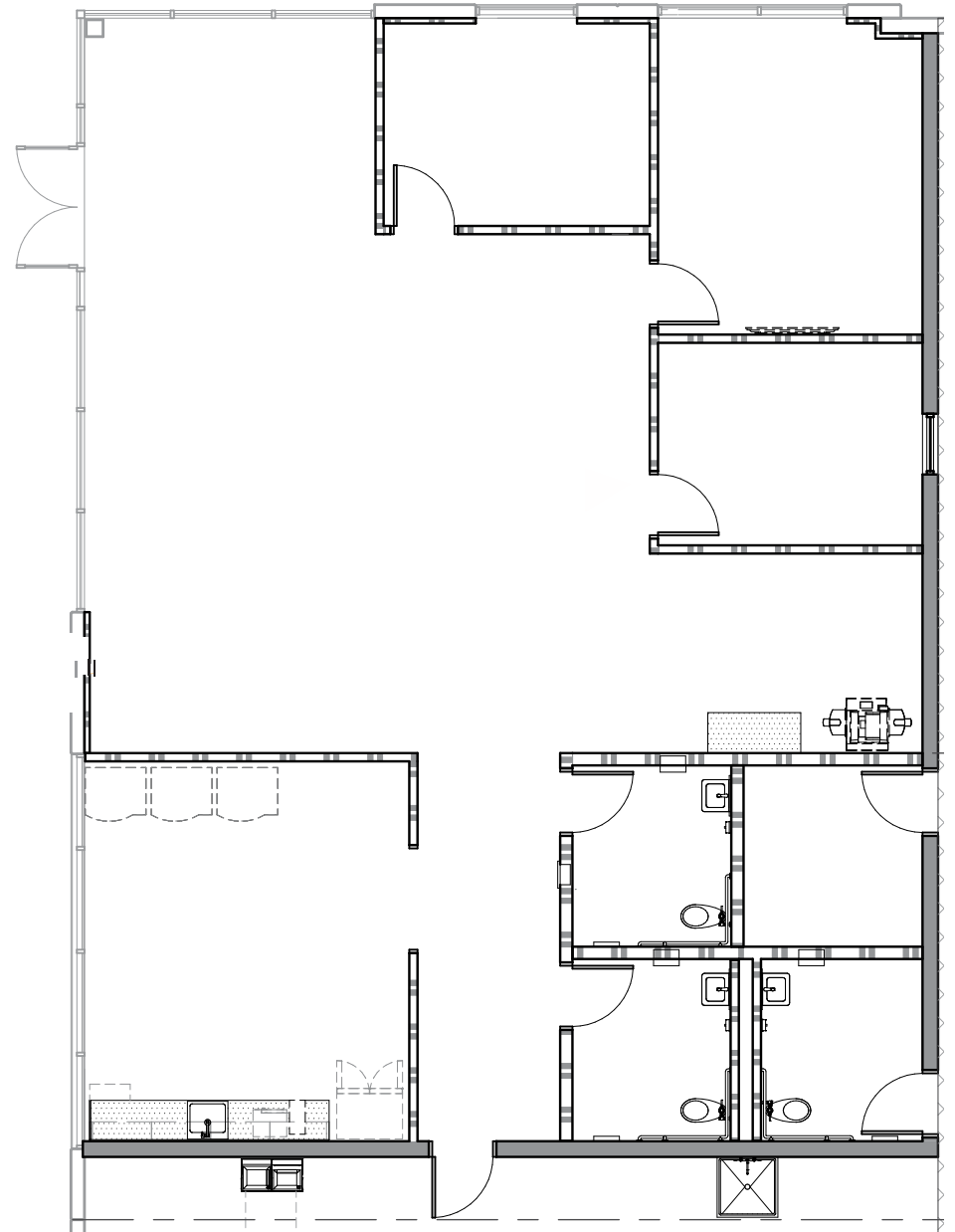
OFFICE FLOOR PLAN

KEY PLAN



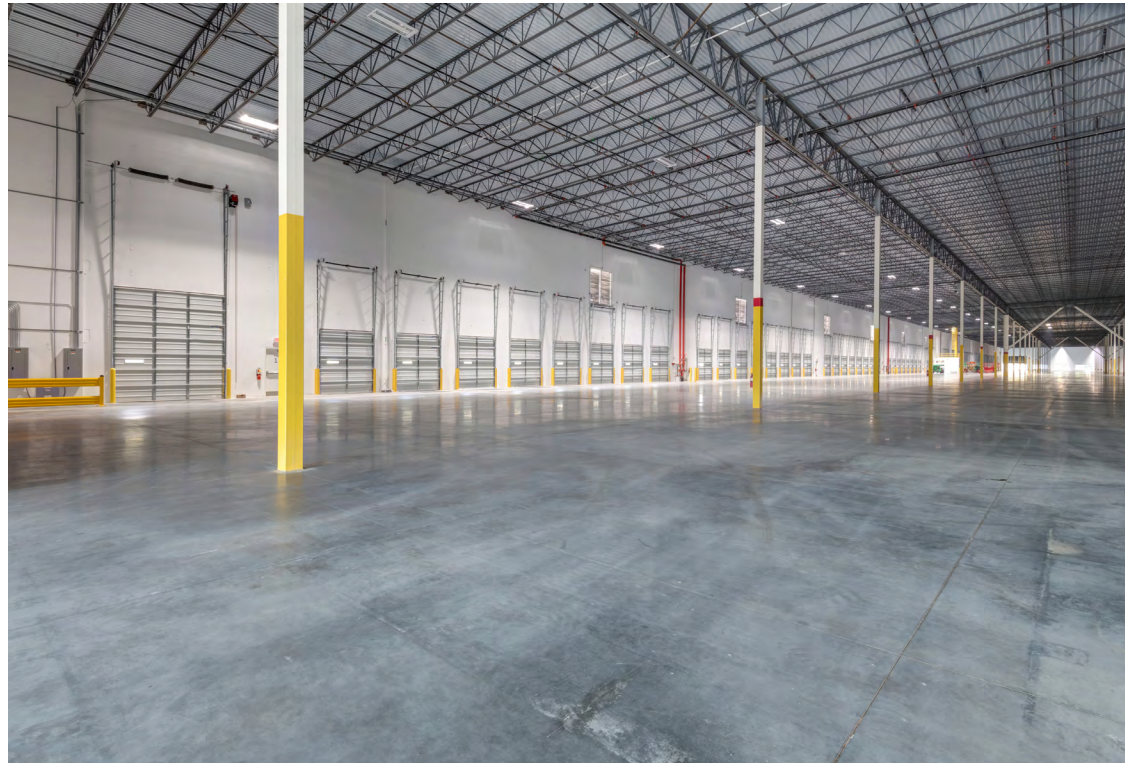
2,372 SF

Spec Office



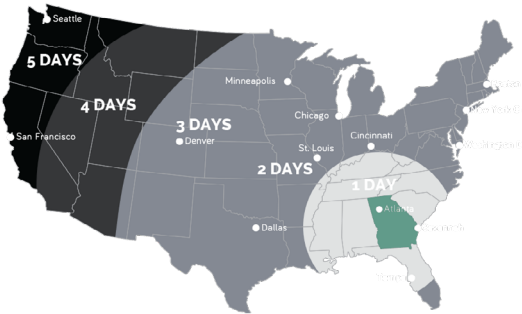
VACANCY HIGHLIGHTS

ADDRESS	4811 Flat Shoals Road Union City, GA
BUILDING SIZE	360,180 SF
VACANCY SIZE	180,000 - 360,180 SF
OFFICE	2,372 SF
BUILDING DEPTH	290'
CONFIGURATION	Front-load
CLEAR HEIGHT	36'
LOADING	68 (9' x 10') Dock High Doors 2 In-Place Pit Levelers 2 (12' x 14') Drive-In Door
LIGHTING	Motion Sensing LED
SPRINKLER	ESFR
POWER	3 phase, 2,000 amps
COLUMN SPACING	54' W x 50' D with 60' speed bays
SLAB	7" cement slab stabilized subgrade with 10mil vapor barrier
TRUCK COURT DEPTH	240' with 60' concrete truck apron
TRAILER STORAGE	119 Trailer Stalls
EMPLOYEE PARKING	59 Spaces

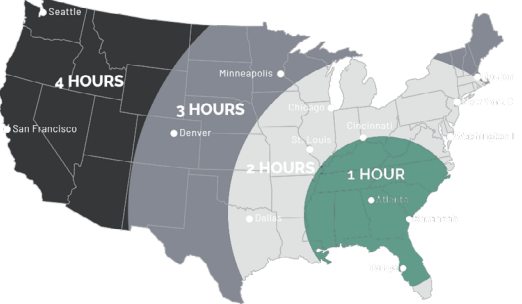


ACCESS MAP

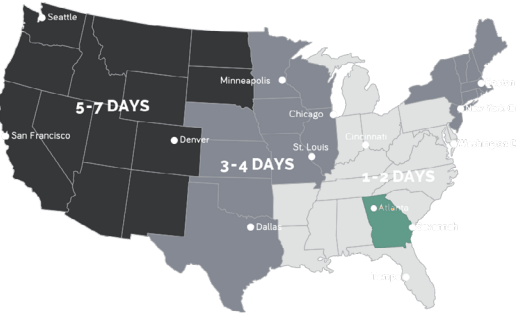
TRUCK TRANSIT TIMES FROM GEORGIA



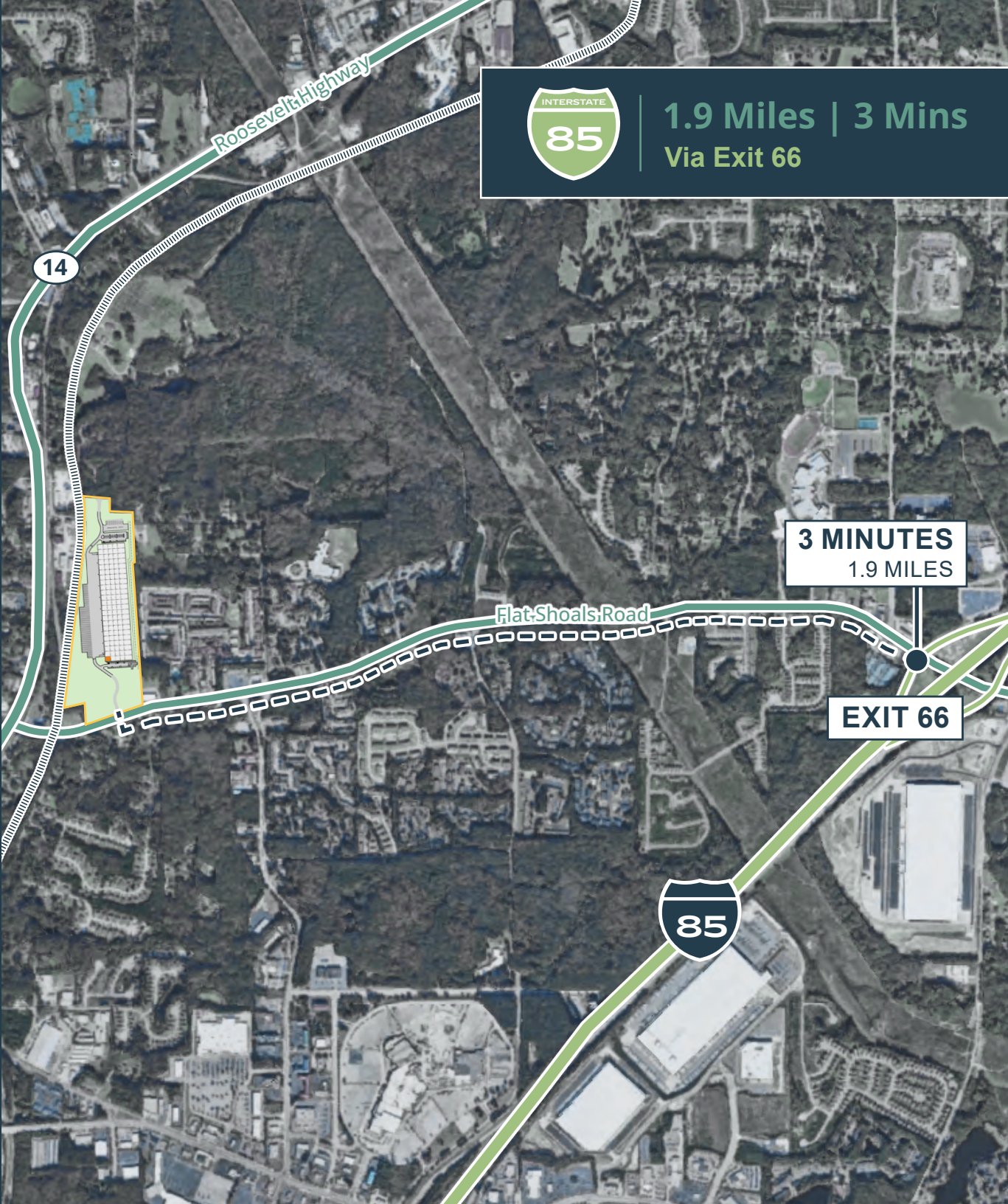
AIR TRANSIT TIMES FROM GEORGIA



RAIL TRANSIT TIMES FROM GEORGIA



UNION CITY LOGISTIC CENTER



LOCATION ADVANTAGES



80% of U.S.

Two Day Truck Reach

Direct access to the 1-85 South corridor puts 80% of the U.S. population within a two-day truck drive.



12 Miles

Hartsfield–Jackson Atlanta International Airport

Two turns and 12 miles to the world's busiest passenger airport and the 11th-busiest air cargo terminal in the nation.



4 Miles

CSX Intermodal

Within four miles and two turns of Fairburn's CSX Intermodal, moving containerized freight by rail from the Port of Los Angeles through to the Port of Savannah.



71,253 Workers

Fulton County Labor Force

Atlanta's largest industrial labor force. Four of the five largest cities for warehousing work sit in the South Atlanta area.

ACCESS MAP



1.9 Miles | 3 Minutes

Via Exit 66



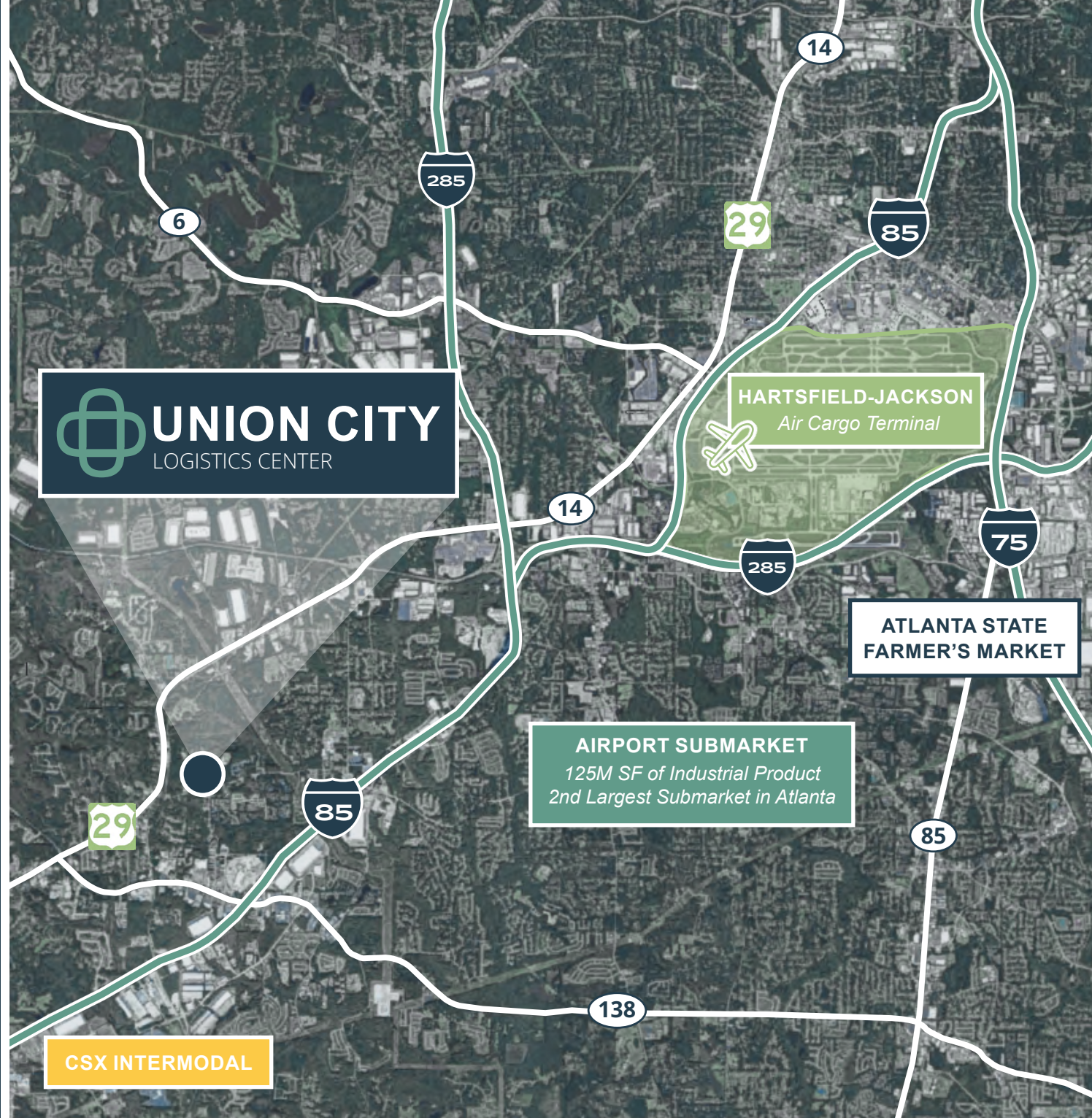
4.6 Miles | 9 Minutes

Via I-85



Hartsfield Jackson Cargo Terminal

11.8 Miles | 19 Minutes

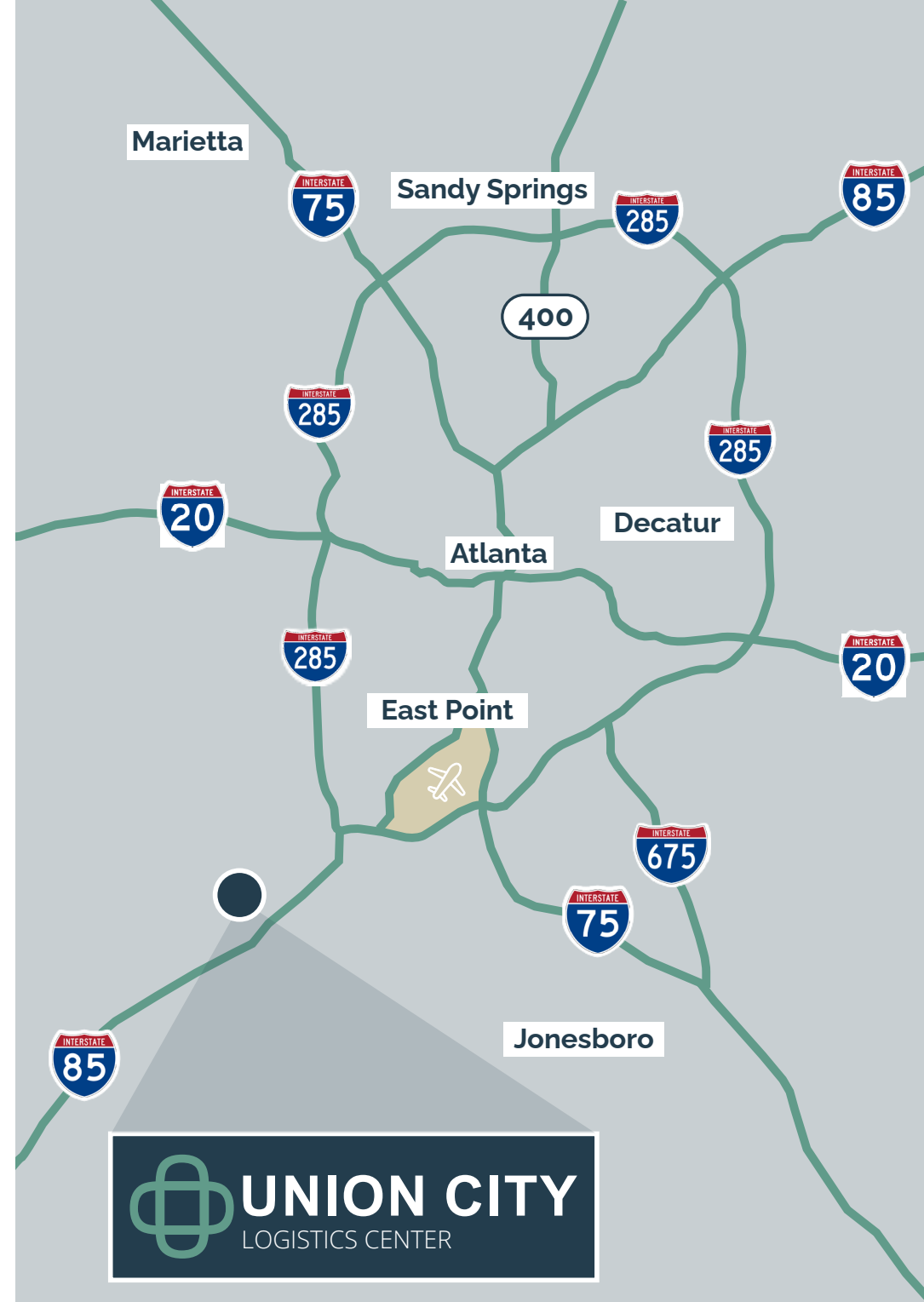


UNION CITY OVERVIEW

STRATEGIC ACCESS FOR REGIONAL LOGISTICS

Union City offers one of metro Atlanta's most efficient logistics locations, combining immediate interstate access with proximity to the region's key transportation infrastructure. Positioned along I-85 just southwest of Atlanta, the city provides quick connectivity to I-285, Hartsfield-Jackson Atlanta International Airport, and the broader Southeast, allowing tenants to reach a large share of the U.S. population within a two-day truck drive.

The submarket is a proven distribution hub with a deep industrial labor pool, established supply chain ecosystem, and access to one of the nation's busiest air cargo gateways. For companies focused on regional distribution, e-commerce fulfillment, manufacturing support, or last-mile operations, Union City delivers the transportation advantages, workforce access, and operating efficiencies needed to optimize supply chain performance.





UNION CITY

LOGISTICS CENTER

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BLUERIDGE

REAL ESTATE PARTNERS

CABOT