



FOR LEASE OR SALE | 36,072 SF

3471 ATLANTA INDUSTRIAL PKWY | ATLANTA, GA 30331



FOR MORE
INFORMATION:

CONNOR WINKLER, SIOR
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OWNED AND MANAGED BY
Faropoint



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Property Summary

BUILDING SF

36,072 SF

OFFICE SF

3,054 SF

POWER

1200-amp, 600V, 3-pole

COLUMN SPACING

40' x 40'

CLEAR HEIGHT

20'-22'

CONFIGURATION

Rear Load

YEAR BUILT

1987

DOCK HIGH DOORS

1 dock high door (12'W x 14'H)
3 dock high doors (8'W x 10'H)(1
pit leveler, 1 EOD)
2 dock high doors(10'W x 12'H)

DRIVE IN DOORS

1 grade level door (12'W x 14'H)

ZONING

I-2 (Heavy Industrial)

PARKING

34 striped auto spaces

SPRINKLER

Yes

COMMENTS

Secure Truck Court



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ADDITIONAL PHOTOS

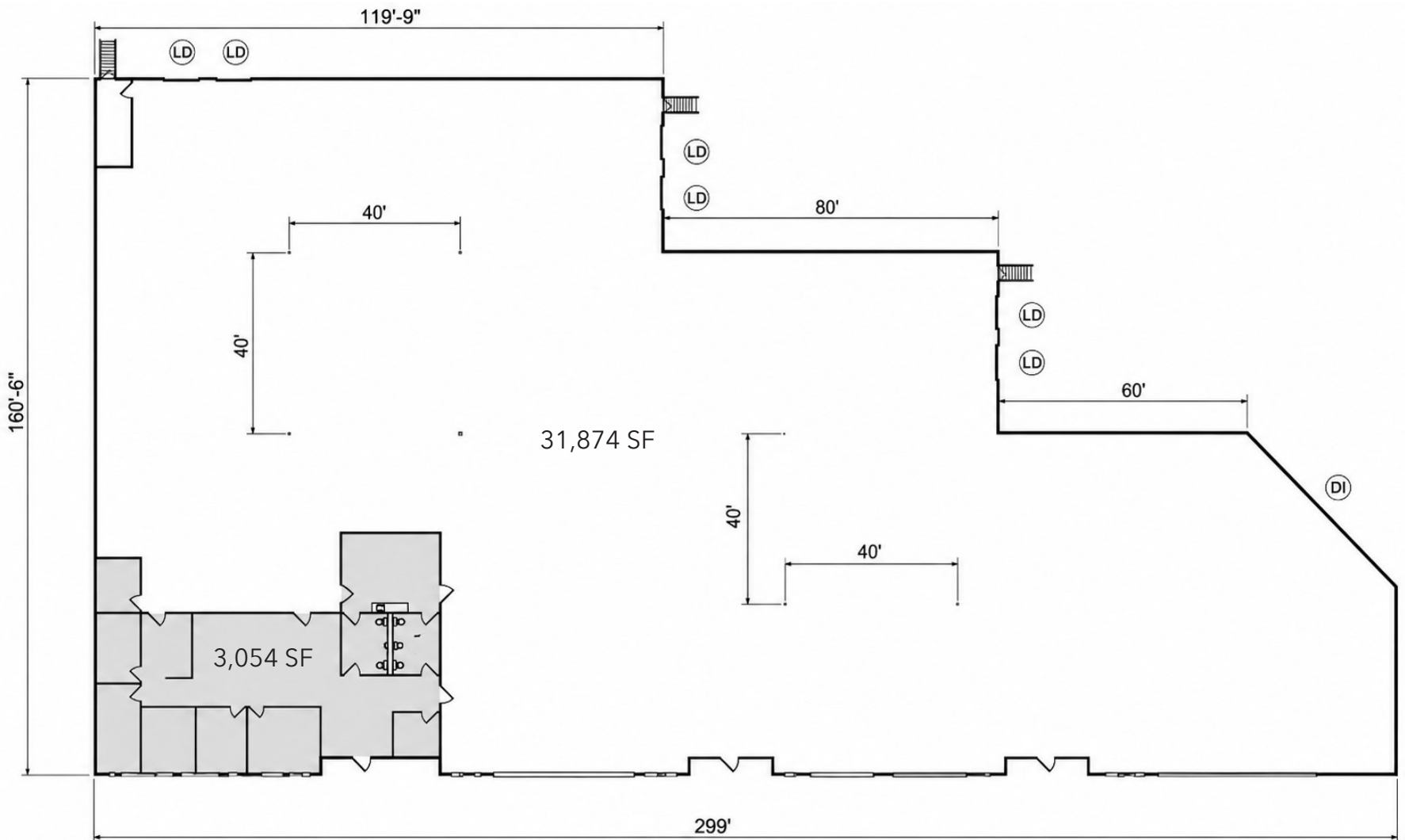


Floor Plan

● Location Highlights

● Floor Plan

● Property Summary



FOR MORE
INFORMATION:

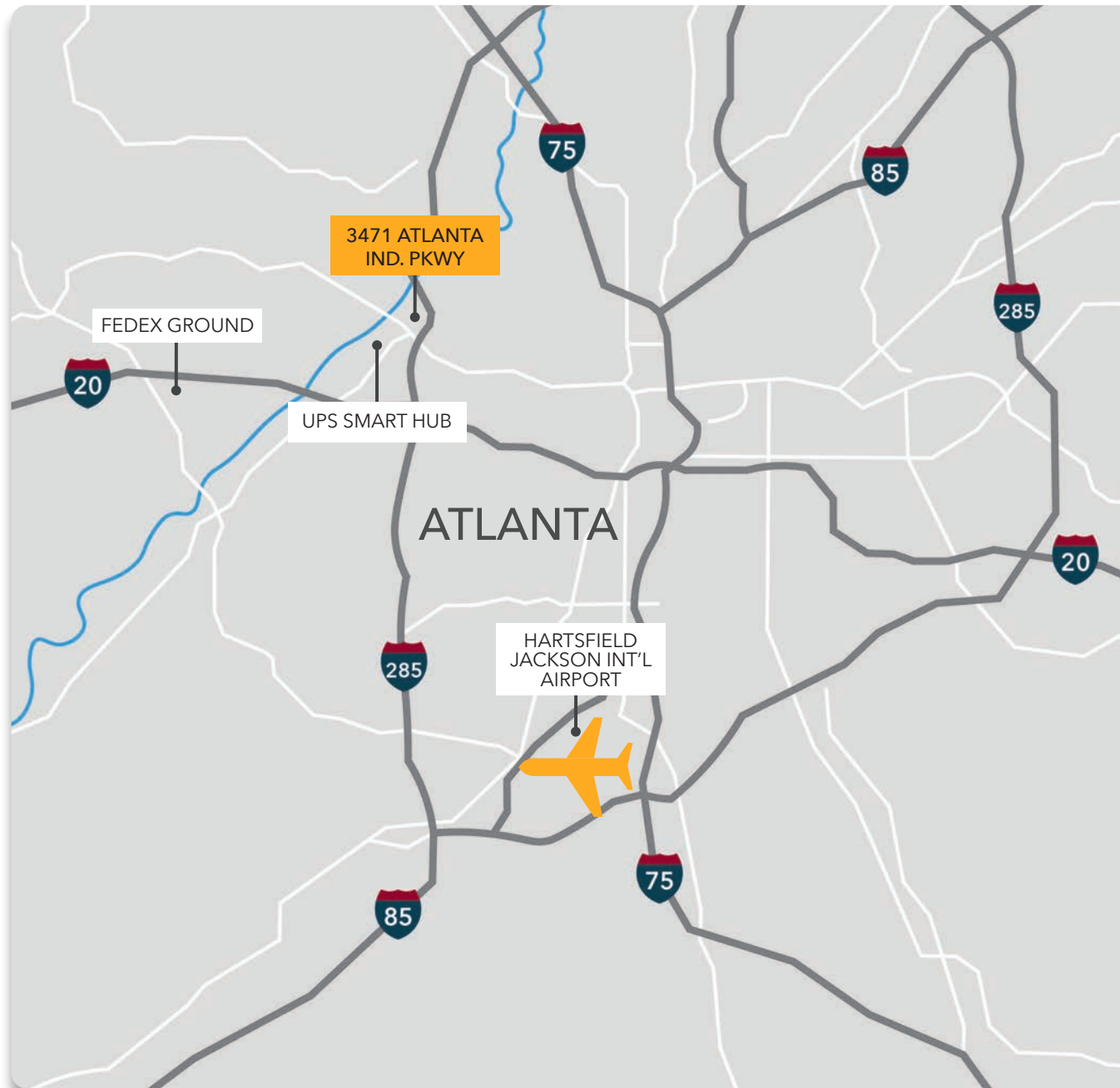
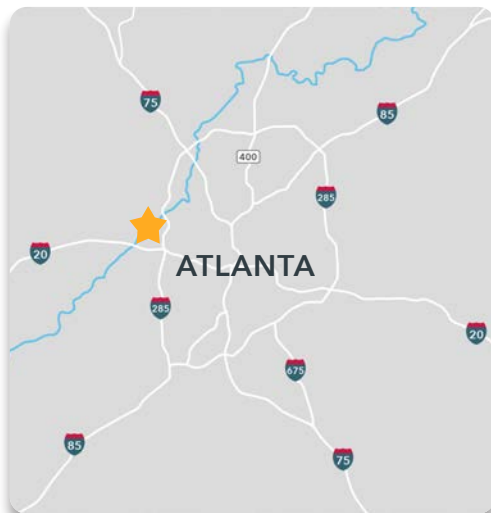
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Location Highlights

KEY DISTANCES

-  0.4 miles
-  0.7 miles
-  2.5 miles (via I-285)
-  9 miles (via I-20)
-  17.9 miles



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