

4025 WELCOME ALL ROAD
COLLEGE PARK, GA 30349

118,721 sq. ft.
AVAILABLE

38
DOCK DOORS

22,639 sq. ft.
OFFICE AREA

4
DRIVE-IN DOORS

21'
CLEAR HEIGHT

40' x 40'
COLUMN SPACING

Features

**118,721 sq. ft. available in a
140,400 sq. ft. building.**

**Available suites offer 38 dock
doors and 4 ramped drive-in
doors.**

**Wet sprinklers and 21' clear
height.**

**Located 2 miles from I-285
and 7 miles from Hartsfield-
Jackson Atlanta International
Airport.**



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



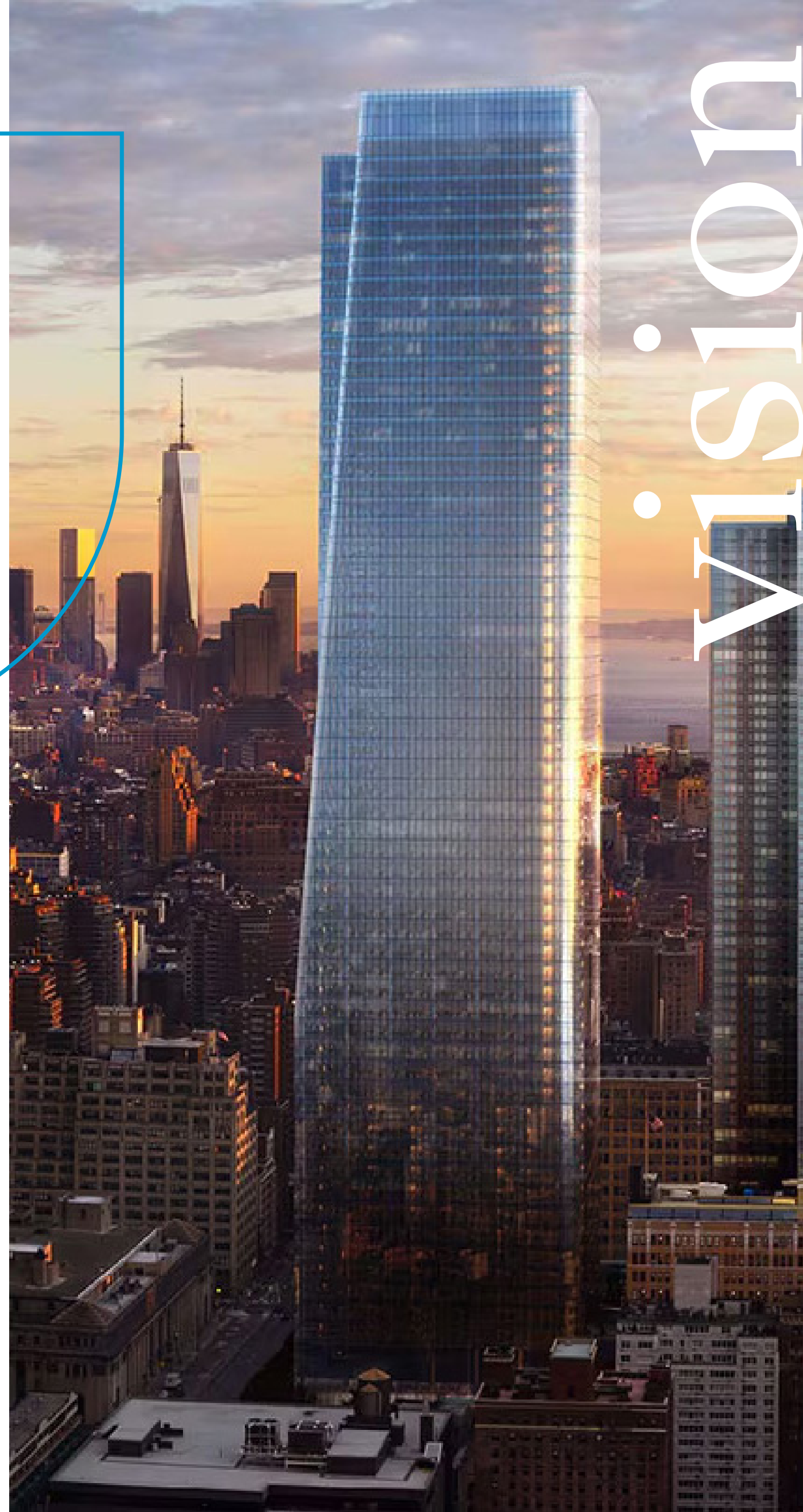
The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



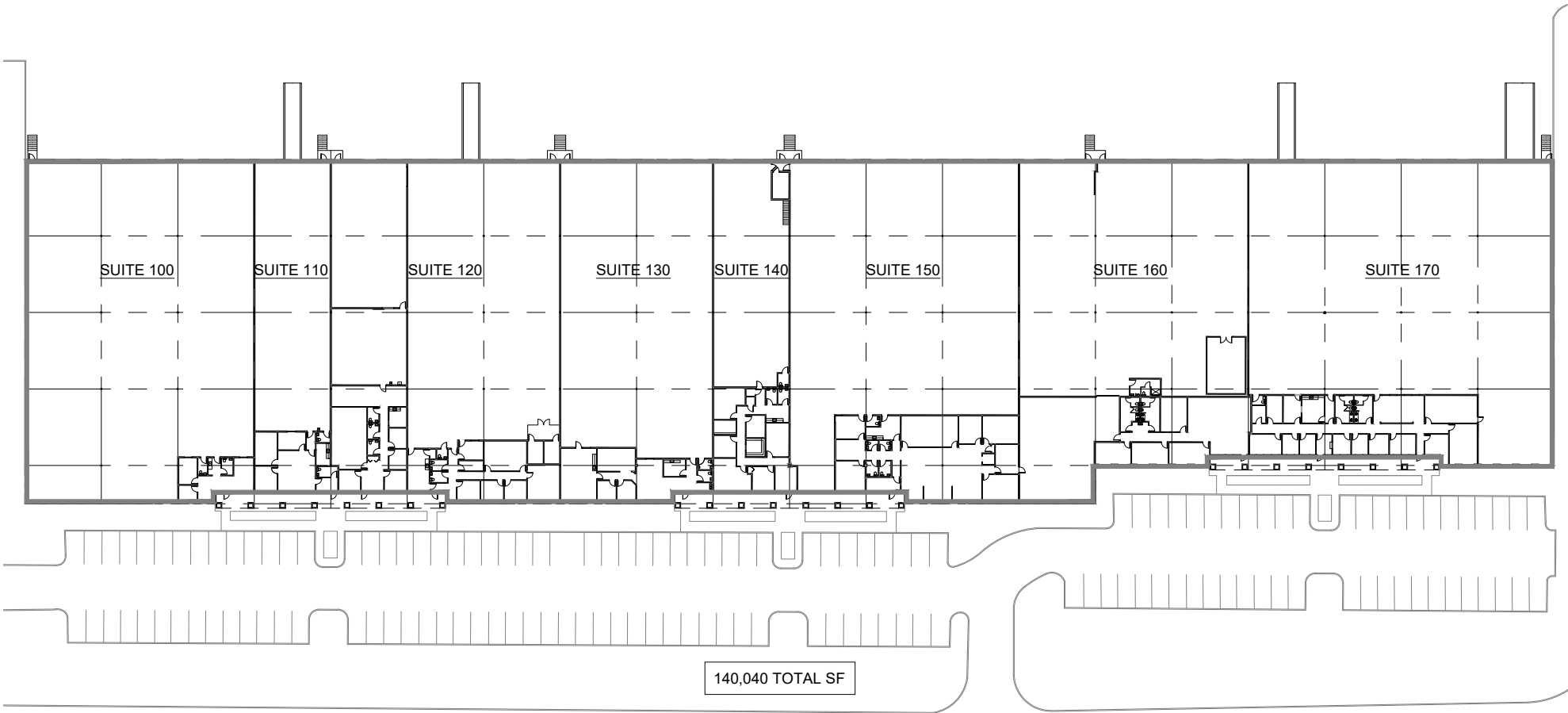
Culture of innovation

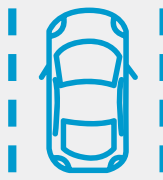
We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



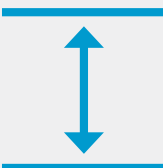
Building Specifications

Building Size	140,400 sq. ft.
Available	118,721 sq. ft.
Office Space	22,639 sq. ft.
Lot Size	8.47 acres
Clear Height	21'
Column Spacing	40' x 40'
Dock Doors	47
Drive-ins	4
Format	Rear load
Automobile Parking	140 spaces
Sprinklers	Wet
Year Built	1997
Zoning	LI

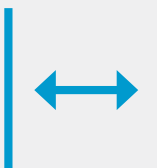




140
Automobile
Spaces



21'
Clear
Height



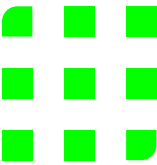
40'x40'
Column
Spacing



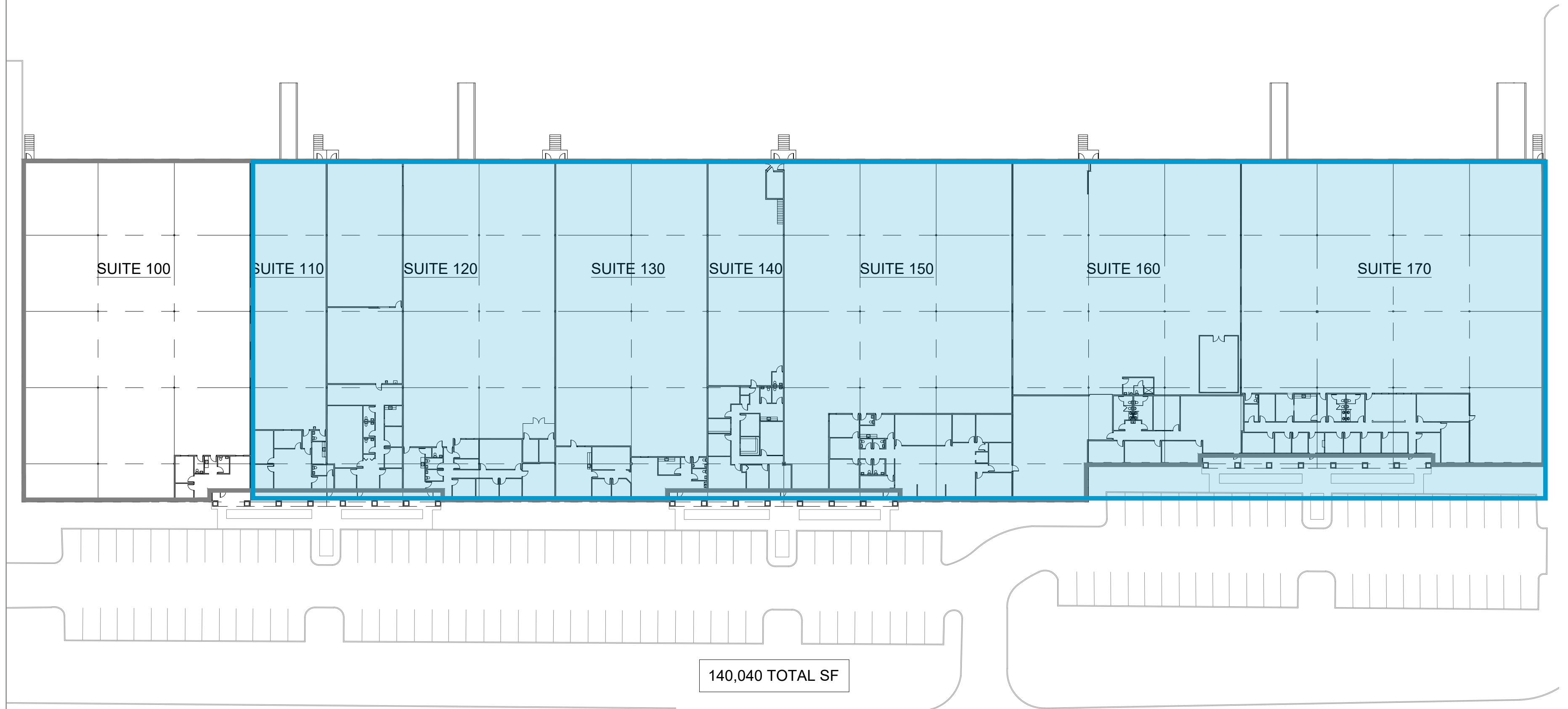
47
Dock Doors



4
Drive-in
Doors

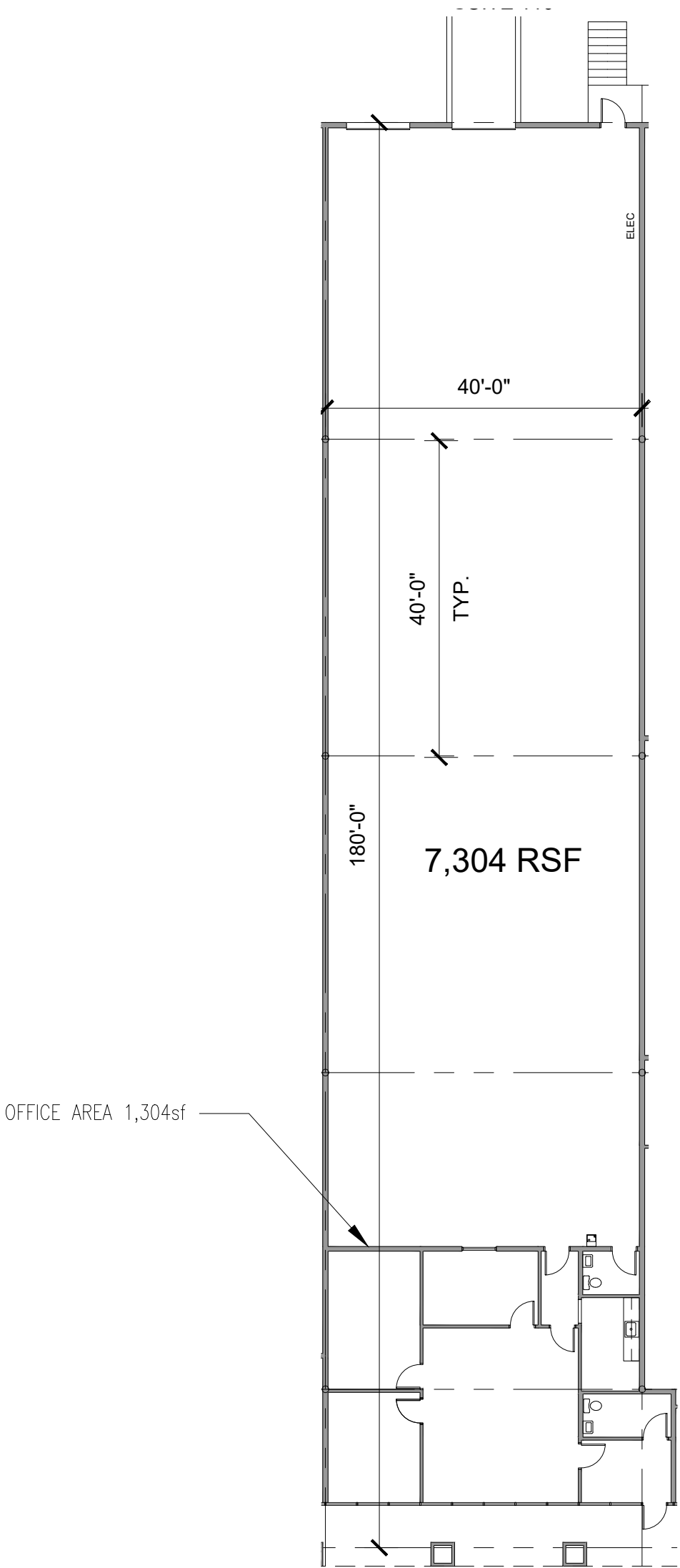


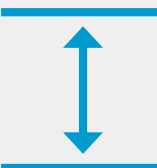
Available Suites

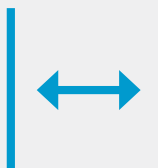


Suite 110 Specifications

Suite Size	7,304 sq. ft.
Office Space	1,304 sq. ft.
Clear Height	21'
Column Spacing	40' x 40'
Dock Doors	1
Drive-ins	1
Available	30 days

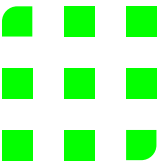


 **21'**
Clear
Height

 **40'x40'**
Column
Spacing

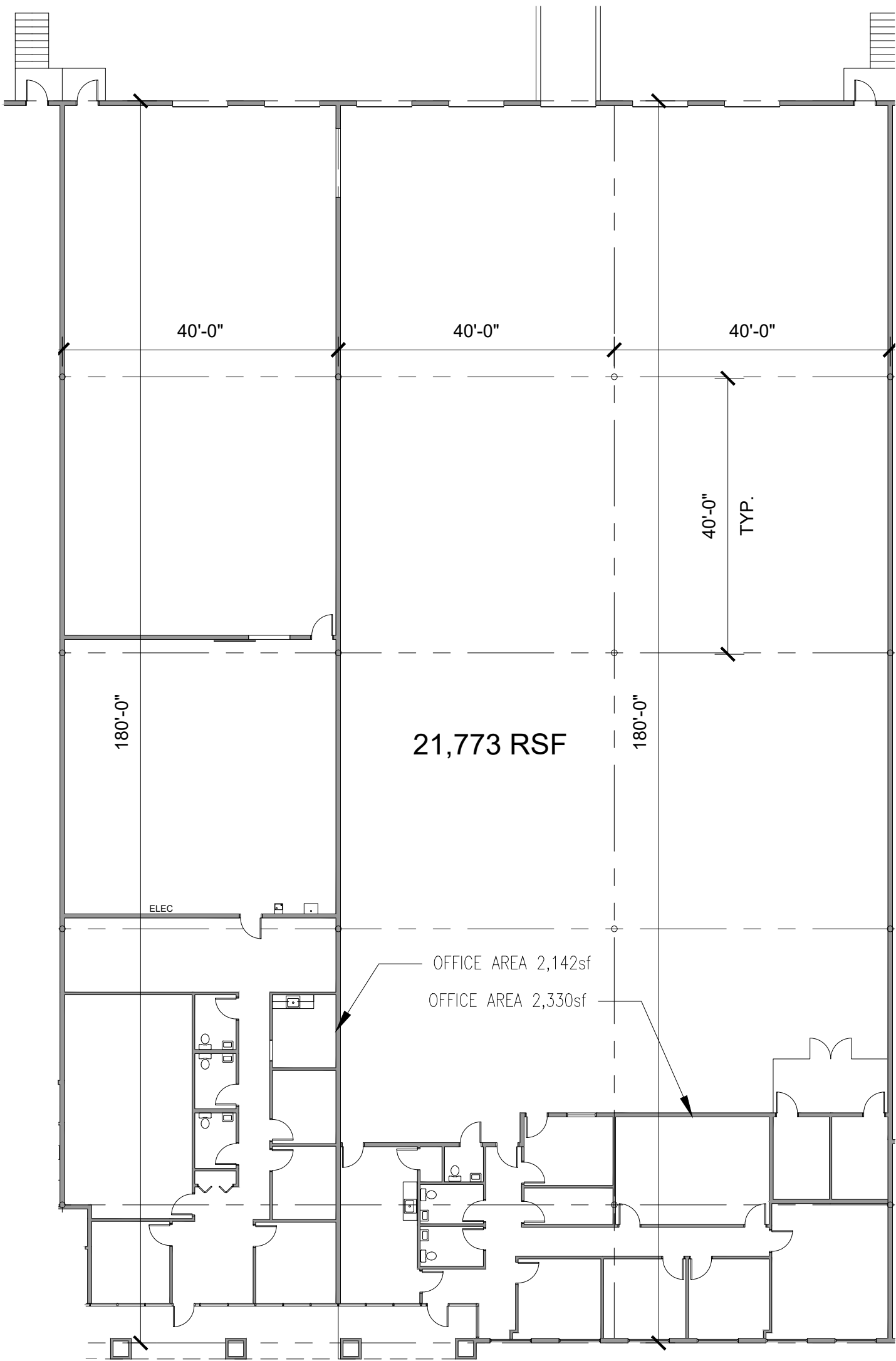
 **1**
Dock Doors

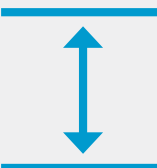
 **1**
Drive-in
Door

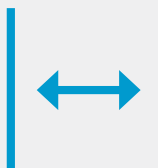


Suite 120 Specifications

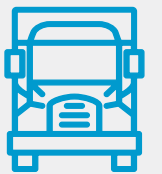
Suite Size	21,773 sq. ft.
Office Space	4,472 sq. ft.
Clear Height	21'
Column Spacing	40' x 40'
Dock Doors	6
Drive-ins	1
Available	30 days

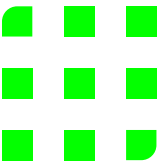


 **21'**
Clear
Height

 **40'x40'**
Column
Spacing

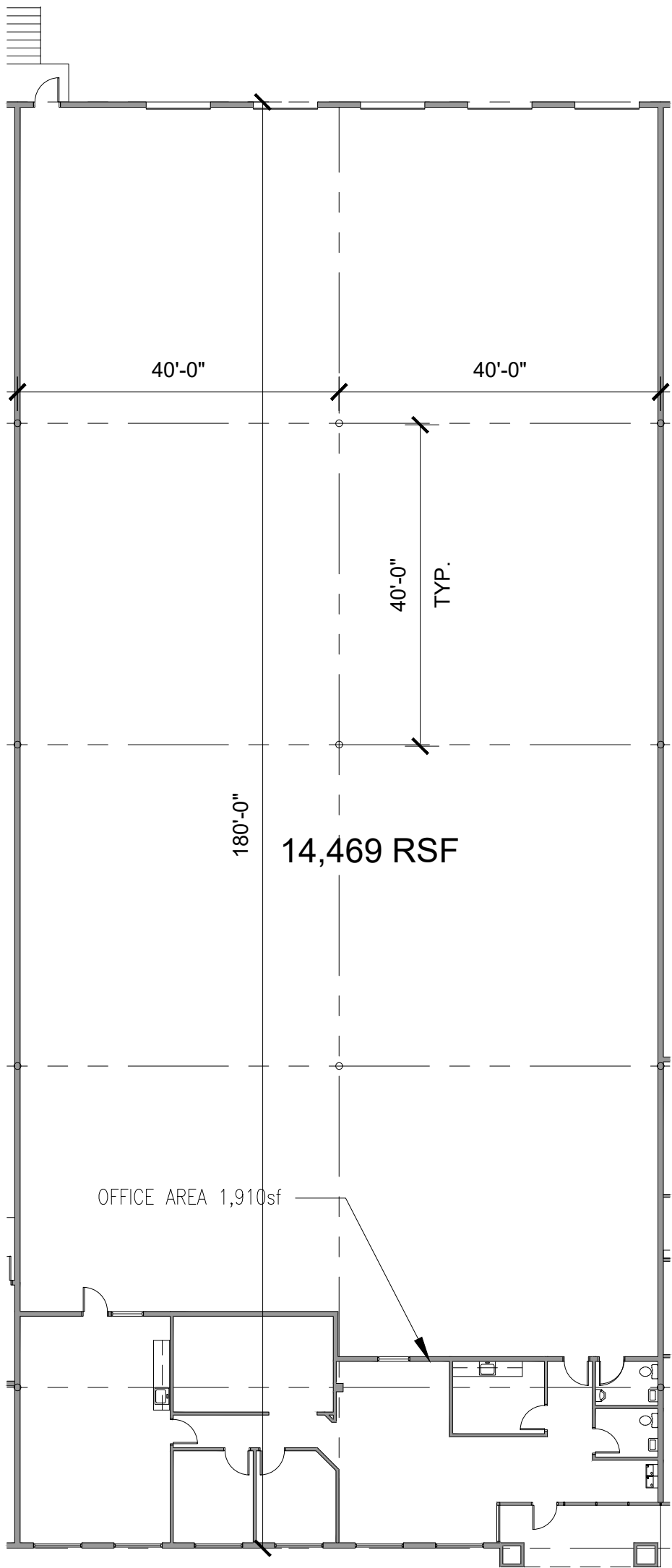
 **6**
Dock Doors

 **1**
Drive-in
Door

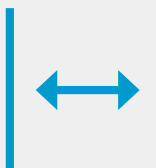


Suite 130 Specifications

Suite Size	14,469 sq. ft.
Office Space	1,910 sq. ft.
Clear Height	21'
Column Spacing	40' x 40'
Dock Doors	5
Available	30 days

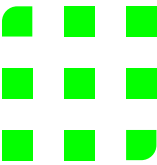


 **21'**
Clear Height

 **40'x40'**
Column Spacing

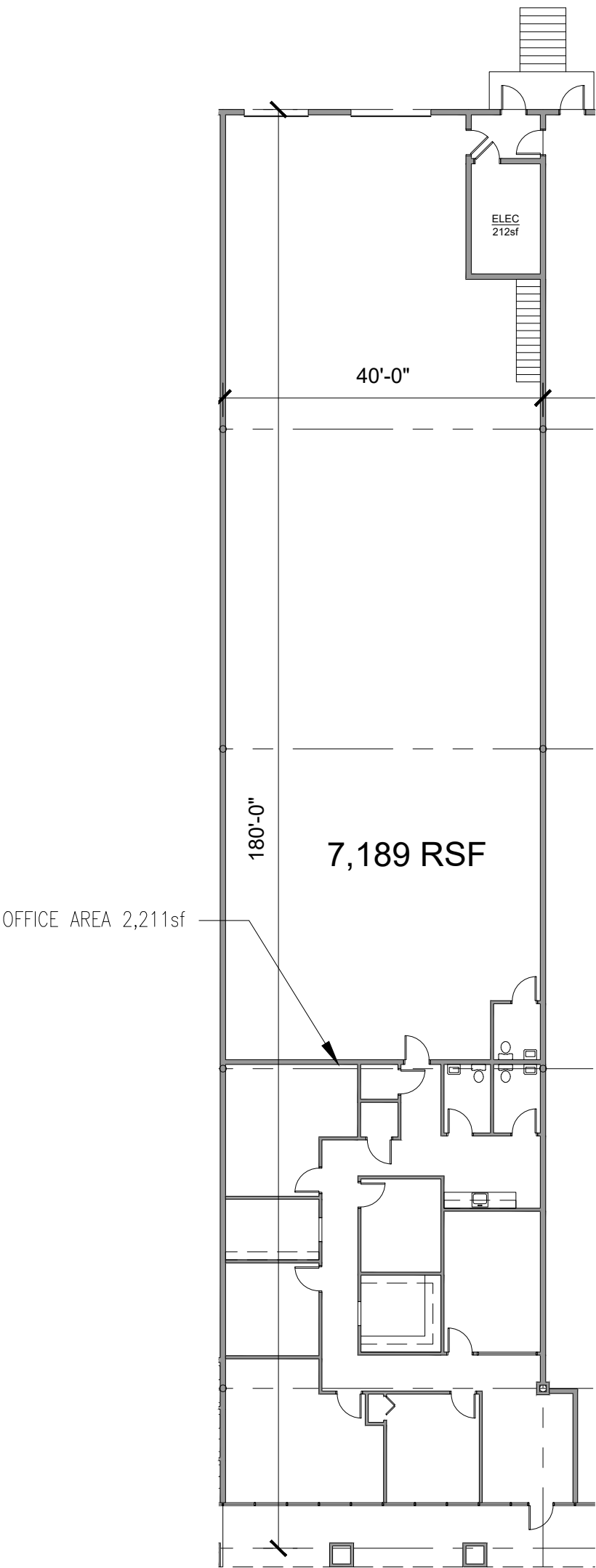
 **5**
Dock Doors

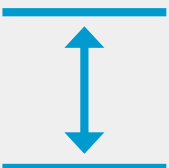
 **800**
Amps

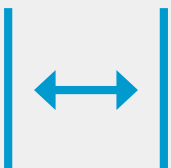


Suite 140 Specifications

Suite Size	7,189 sq. ft.
Office Space	2,211 sq. ft.
Clear Height	21'
Column Spacing	40' x 40'
Dock Doors	2
Available	30 days

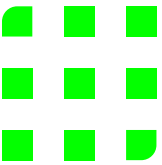


 **21'**
Clear
Height

 **40'x40'**
Column
Spacing

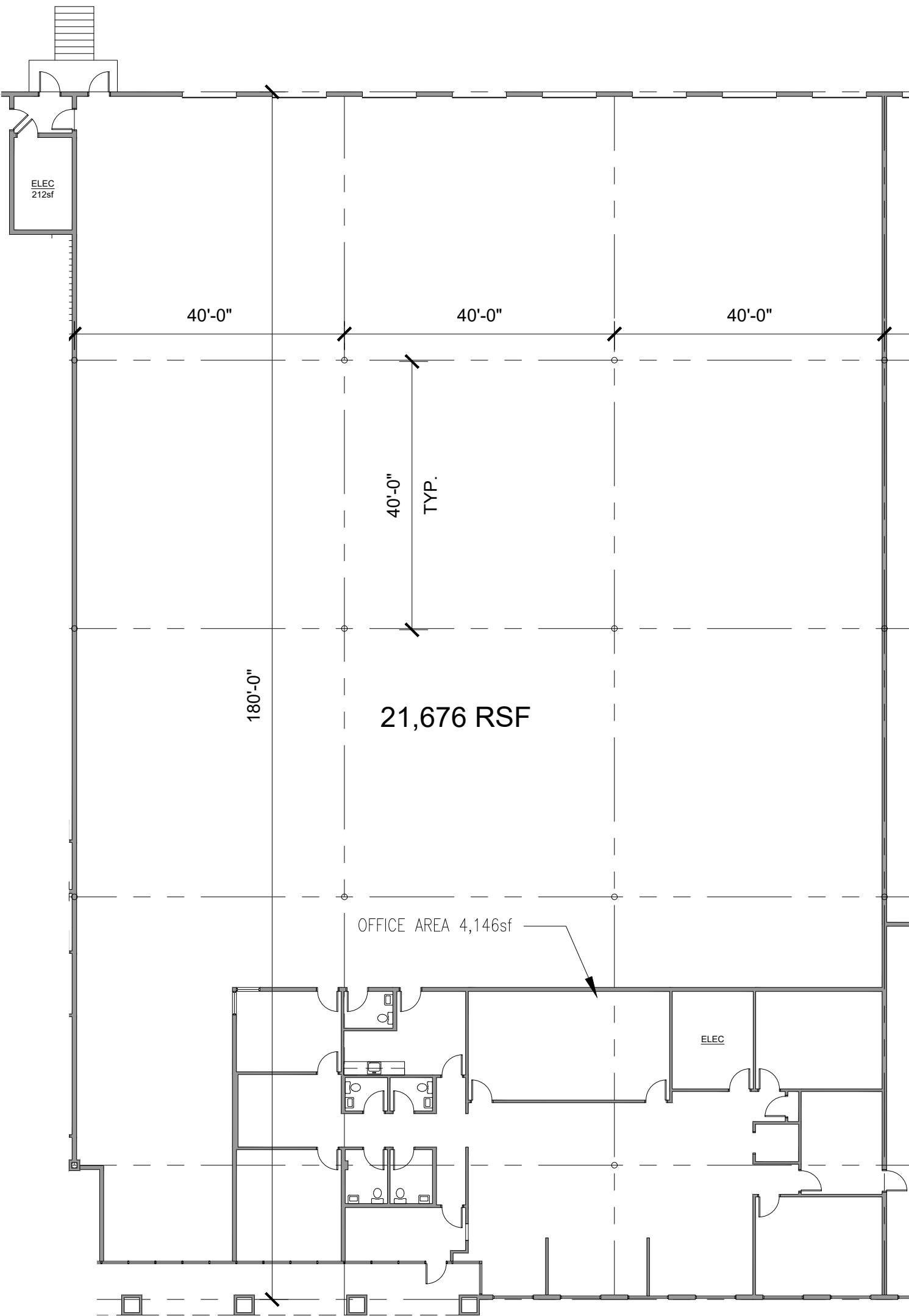
 **2**
Dock Doors

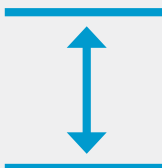
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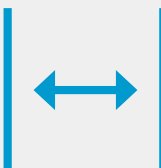


Suite 150 Specifications

Suite Size	21,676 sq. ft.
Office Space	4,146 sq. ft.
Clear Height	21'
Column Spacing	40' x 40'
Dock Doors	8
Available	30 days

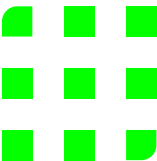


 **21'**
Clear
Height

 **40'x40'**
Column
Spacing

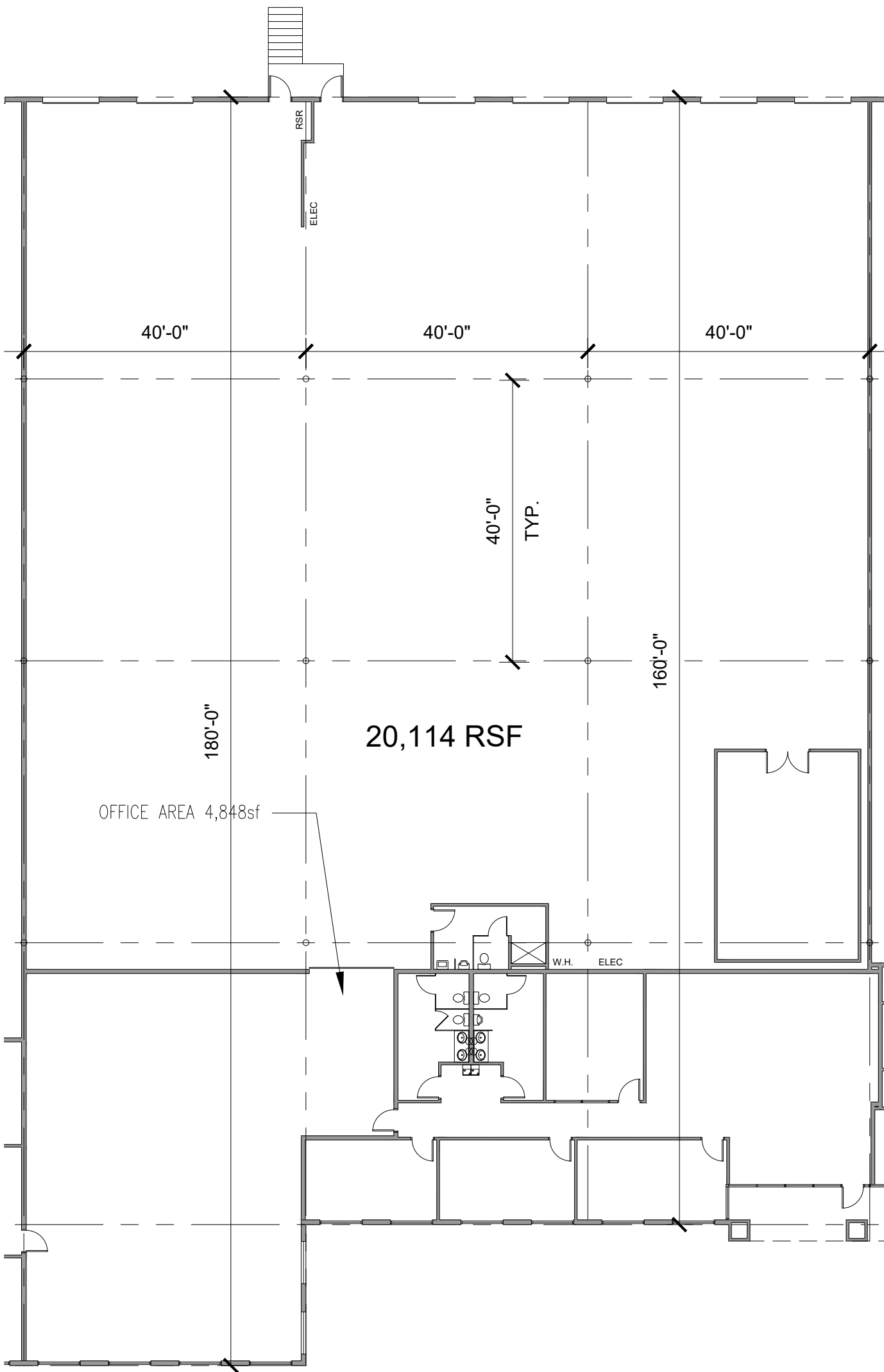
 **8**
Dock Doors

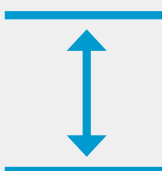
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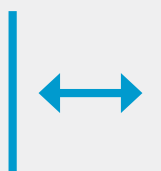


Suite 160 Specifications

Suite Size	20,114 sq. ft.
Office Space	4,848 sq. ft.
Clear Height	21'
Column Spacing	40' x 40'
Dock Doors	7
Available	30 days

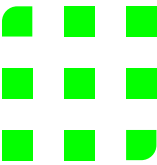


 **21'**
Clear
Height

 **40'x40'**
Column
Spacing

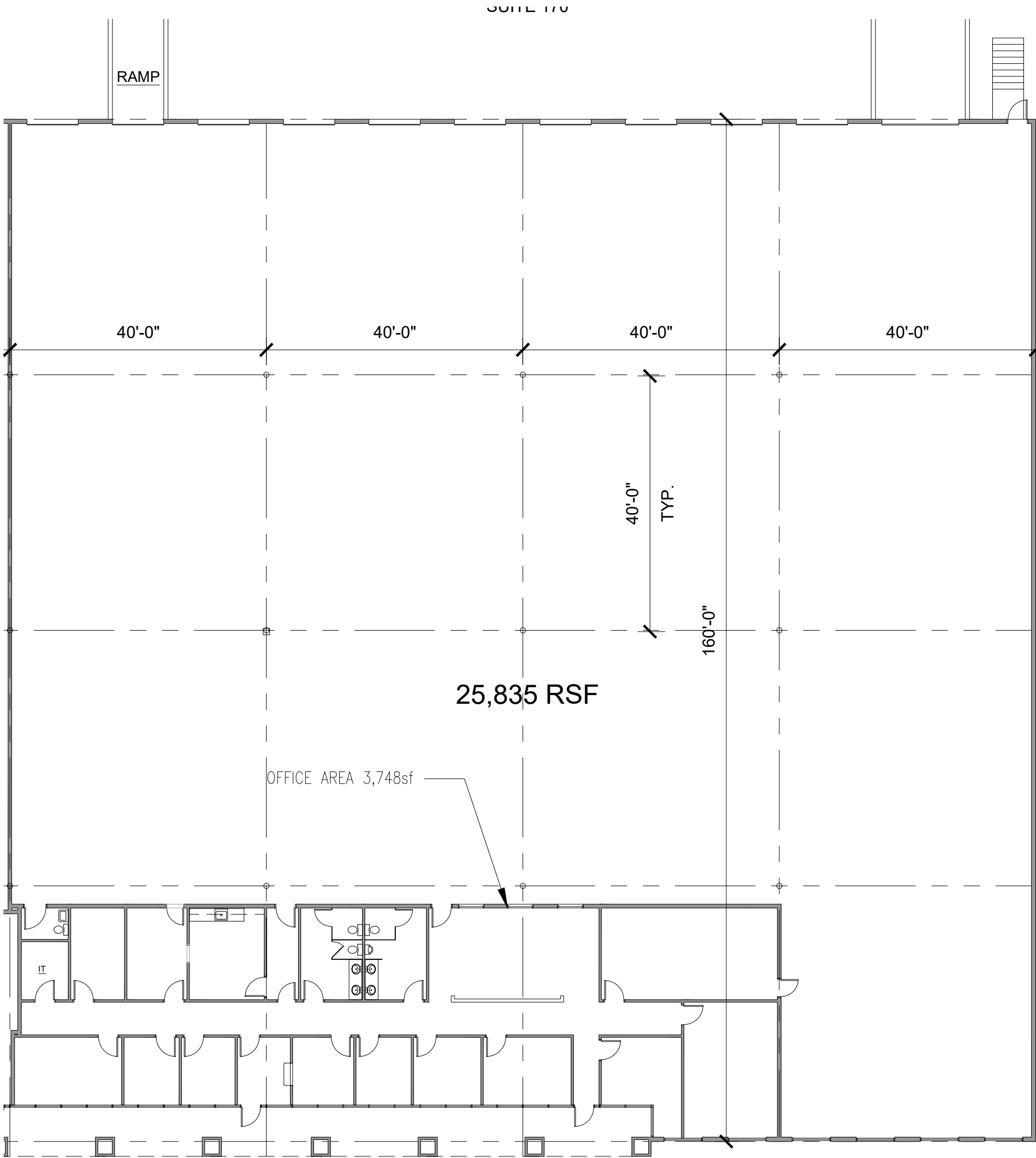
 **7**
Dock Doors

 **800**
Amps

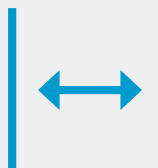


Suite 170 Specifications

Suite Size	25,835 sq. ft.
Office Space	3,748 sq. ft.
Clear Height	21'
Column Spacing	40' x 40'
Dock Doors	9
Drive-ins	2
Available	30 days

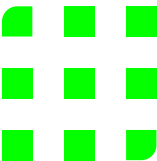


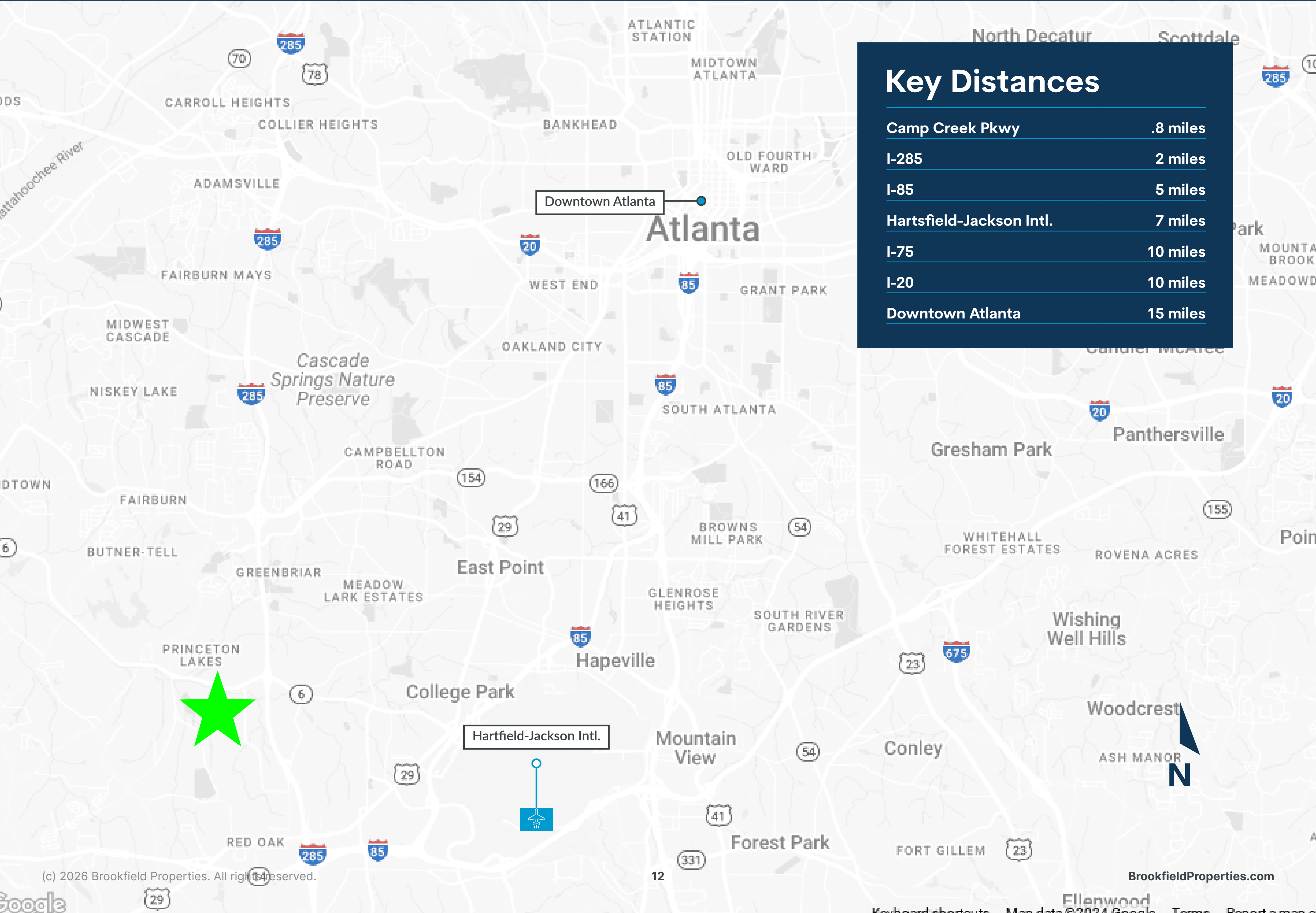
 **21'**
Clear
Height

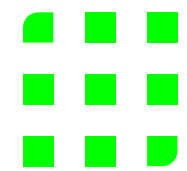
 **40'x40'**
Column
Spacing

 **9**
Dock Doors

 **2**
Drive-in
Doors







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COLLEGE PARK, GA 30349



Leasing Contacts

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