



2750 SULLIVAN ROAD | ATLANTA, GA 30337
MODERN FEATURES. UNPARALLELED ACCESS.

205,541 SF INSIDE I-285



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IMMEDIATE OCCUPANCY

A DEVELOPMENT BY HARDIE REAL ESTATE GROUP





AWLP BUILDING 1

PROPERTY FEATURES

- › **Total SF: 205,541 SF**
- › **136,893 SF Suite A**
- › **68,648 SF Suite B**
- › High ceilings - Suite A 31'
Suite B 40'
- › 3.9 acres paved & covered outside storage/parking
- › Cross dock capability
- › Expandable by 138,500 SF to 340,901 SF
- › CSX switch in place, rail can be activated
- › Unparalleled Interstate Access
- › 31 Dock High Doors - can add up to 15 dock high doors to accommodate tri-load configuration
- › 5 Drive-In Doors
- › New upper & lower level truck courts
- › New TPO roof
- › ESFR Sprinkler System
- › BTS office space
- › T-5 Lighting
- › Power: MEAG, 3,600 amp, 480/277V, 3-phase, 4-wire
- › Located in the College Park enterprise zone which provides a \$3,500 tax credit for new jobs created for up to 5 Years

PROXIMITY TO HIGHWAYS:

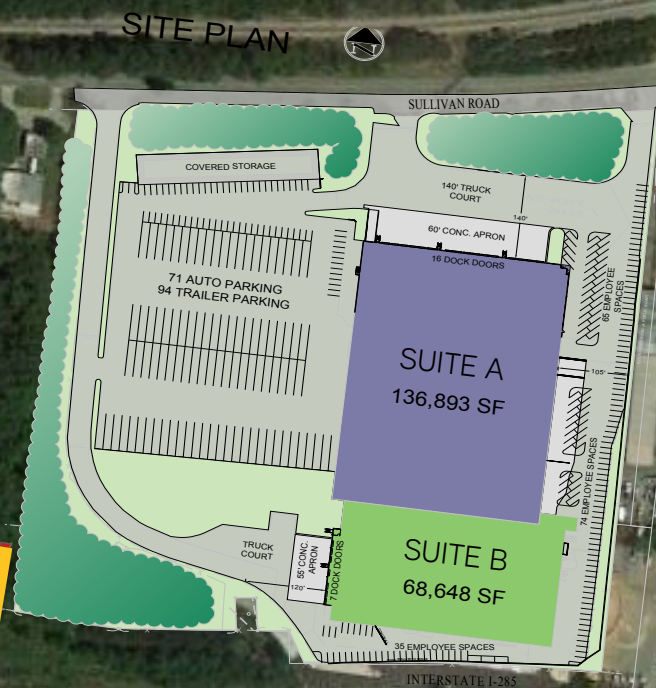
- › Just west off Old National Highway
- › Immediate access to I-285 & I-85 with frontage on I-285
- › 2.9 miles to Hartsfield-Jackson International Airport

YEAR	PROPERTY TAXES	PROPERTY TAXES WITH ABATEMENT
1	\$0.57	\$0.29 (50% of assessed value)
2	\$0.57	\$0.31 (55% of assessed value)
3	\$0.57	\$0.34 (60% of assessed value)
4	\$0.57	\$0.37 (65% of assessed value)
5	\$0.57	\$0.40 (70% of assessed value)
6	\$0.57	\$0.43 (75% of assessed value)
7	\$0.57	\$0.46 (80% of assessed value)
8	\$0.57	\$0.48 (85% of assessed value)
9	\$0.57	\$0.51 (90% of assessed value)
10	\$0.57	\$0.54 (95% of assessed value)
		AWLP 5 YEAR % SAVINGS: 50%
		AWLP 10 YEAR % SAVINGS: 25%



PROPERTY FEATURES

- › Up to 11 acres
- › For BTS or Sale
- › Single & multi building configurations available
- › 30,000-200,000 SF possible
- › 2.9 miles to Hartsfield-Jackson International Airport
- › I-285 exposure



14.7 Miles



0.6 Miles
TO I-285

13.6 Miles
TO DOWNTOWN
ATLANTA

17.6 Miles
TO NS INTERMODAL



2.9 Miles
TO HARTSFIELD-JACKSON
INTERNATIONAL AIRPORT

0.6 Miles
TO I-85



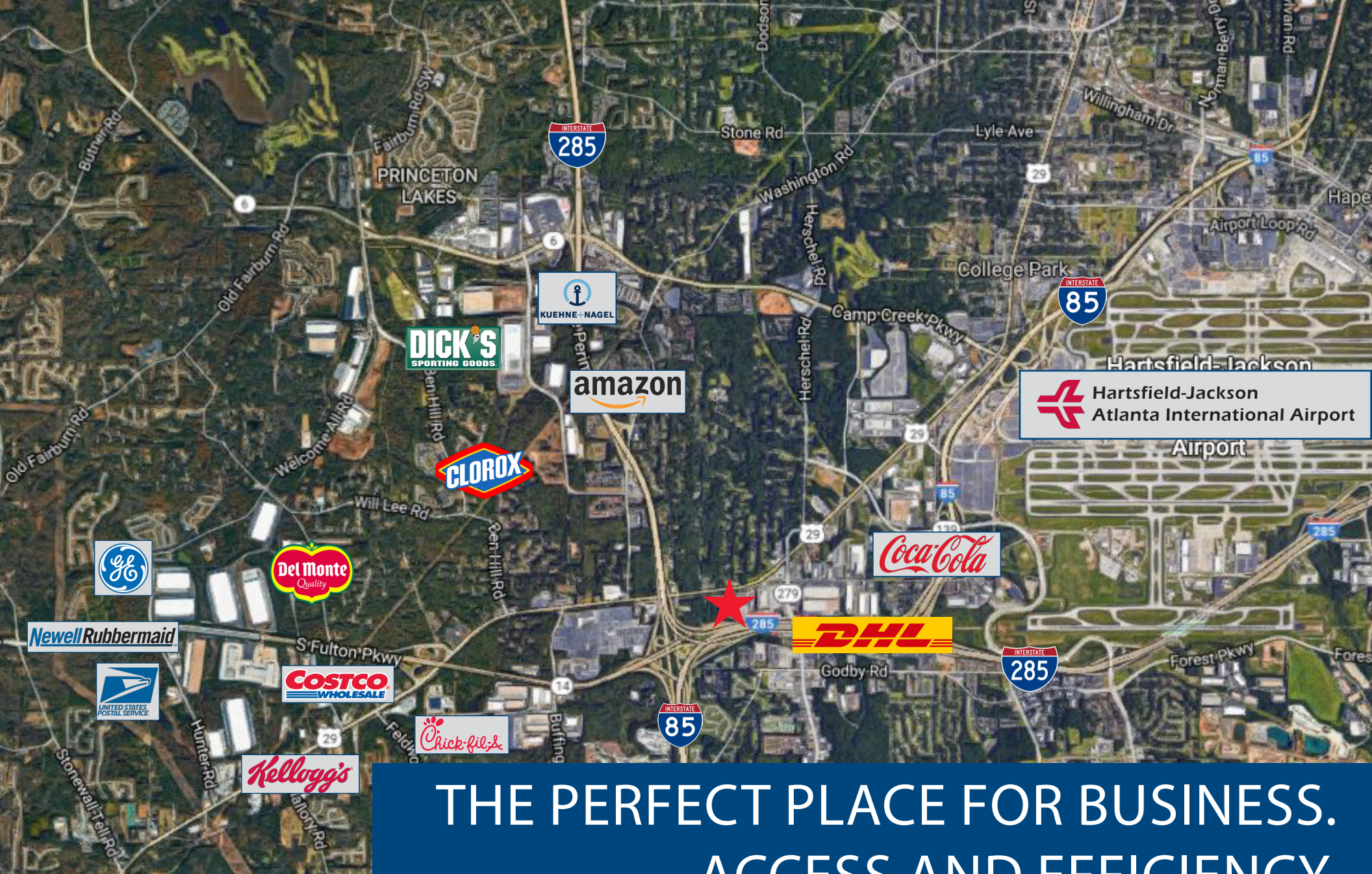
11.1 Miles
TO CSX INTERMODAL




4.9 Miles
I-75

15 Miles





 Hartsfield-Jackson
Atlanta International Airport
Airport

THE PERFECT PLACE FOR BUSINESS.
ACCESS AND EFFICIENCY.



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