



25,076 SF FOR SUBLEASE

3620 Royal South Pky
Atlanta, GA 30349

- Lease term up to 3 years
- Located 10 minutes south of the Atlanta Airport

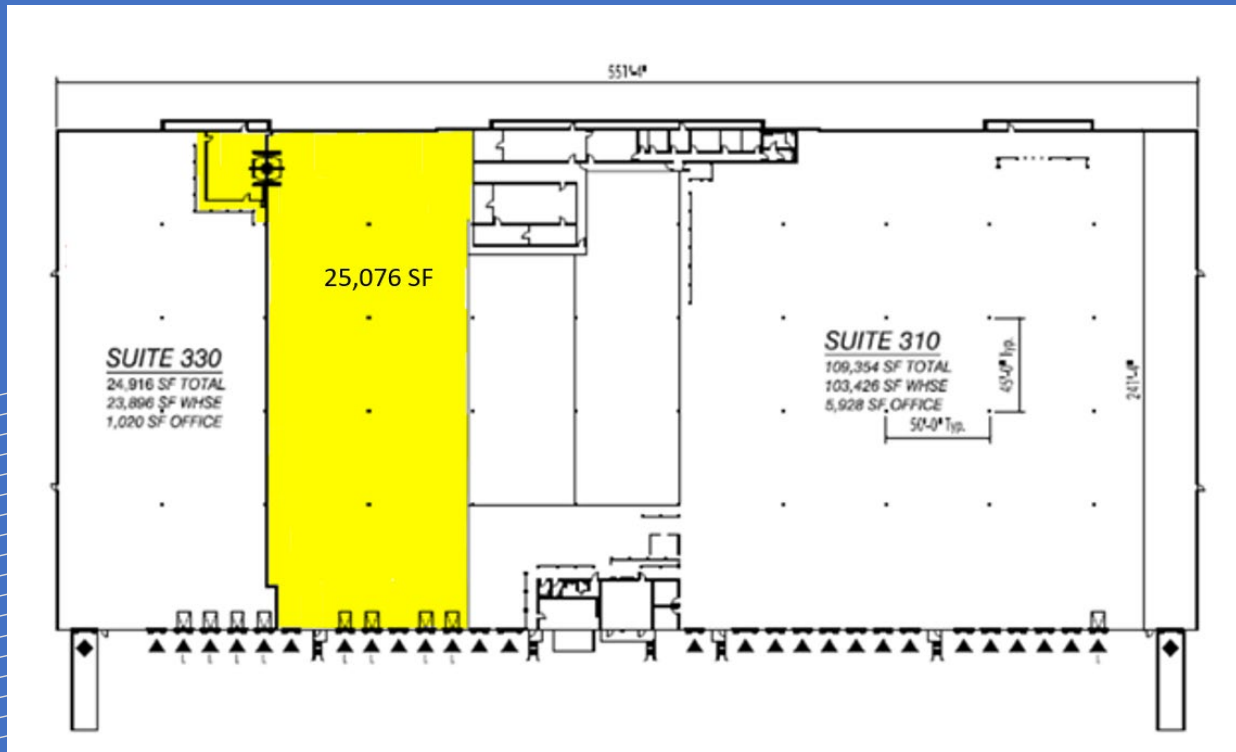




3620 Royal South Pky

The property is strategically located just 1 mile from I-85 and 2.5 miles to I-285 in Fulton County. 3620 Royal South Pky is a 134,270 square foot rear-load warehouse/distribution building constructed in 2007.

The 25,076 SF premises will be fully secured and separate from balance of the building.



SUBLEASE PREMISES SPECS

**2024
Operating Expenses
\$2.04**

Building Size:	134,270 SF
Space Available:	25,076 SF
Office Area:	1,020 SF w/ 2 restrooms
Clear Height:	28'

Building Configuration:	Rear Load
Building Depth:	240'
Bay Size:	50'L x 54'D
Dock Doors:	6 Doors w/ 4 Pit Levelers
Drive-In Doors:	None

Auto Parking:	20+
Truck Court Depth:	130'
Sprinklers:	ESFR



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KEY DISTANCES

1 mi I-85
 2.5 mi I-285

9.6 mi FedEx Smart Post
 15.3 mi UPS Distribution Facility

6.3 mi Atlanta Airport
 7.8 mi CSX Fairburn Intermodal
 20.1 mi Norfolk Southern Marietta Intermodal
 25.8 mi Norfolk Southern Whitaker Intermodal
 248.8 mi The Port of Savannah