

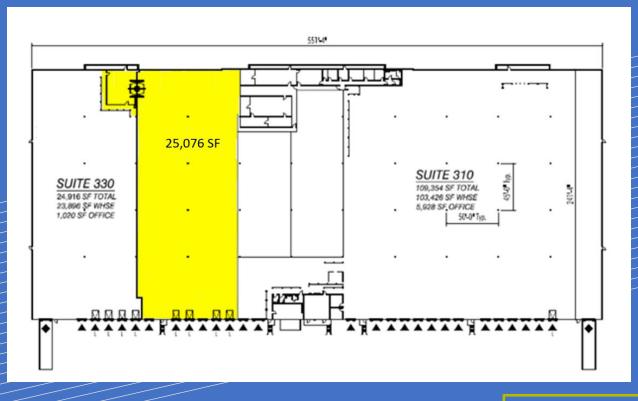




3620 Royal South Pky

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.



2024 Operating Expenses \$2.04

SUBLEASE PREMISES SPECS

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

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