

+/- 451,200 SF Available For Sublease



3100 SOUTH PARK BLVD, ELLENWOOD, GA



**For More
Information,
Please
Contact**

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3100 SOUTH PARK BLVD

FOR SUBLEASE



Available SF: Up-To 451,200 SF

Asking Rate: Negotiable

Est. OPEX: \$1.19 PSF / NNN

Date Available: June 1, 2024

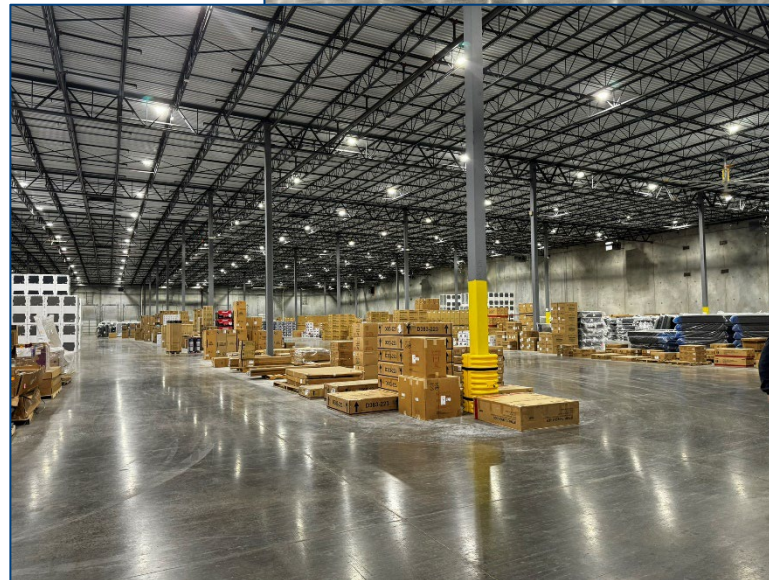
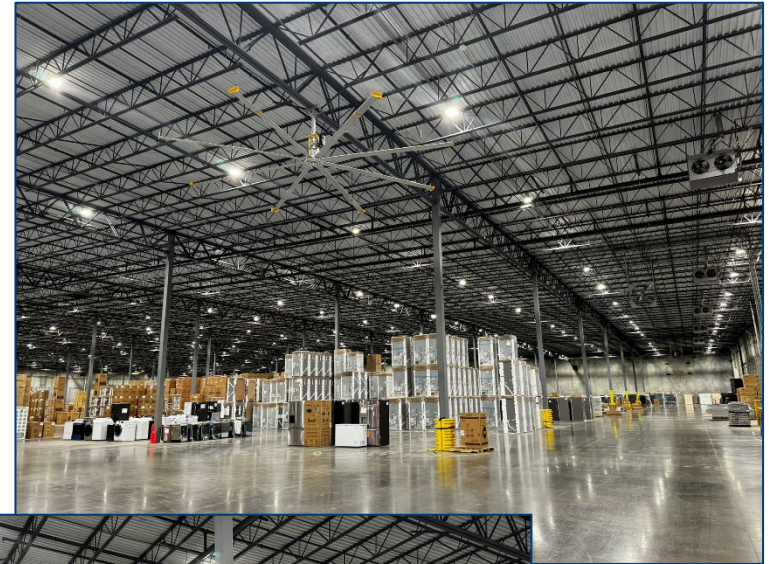
Sublease Term: Flexible

**Master Lease
Expiration: January 31, 2034**

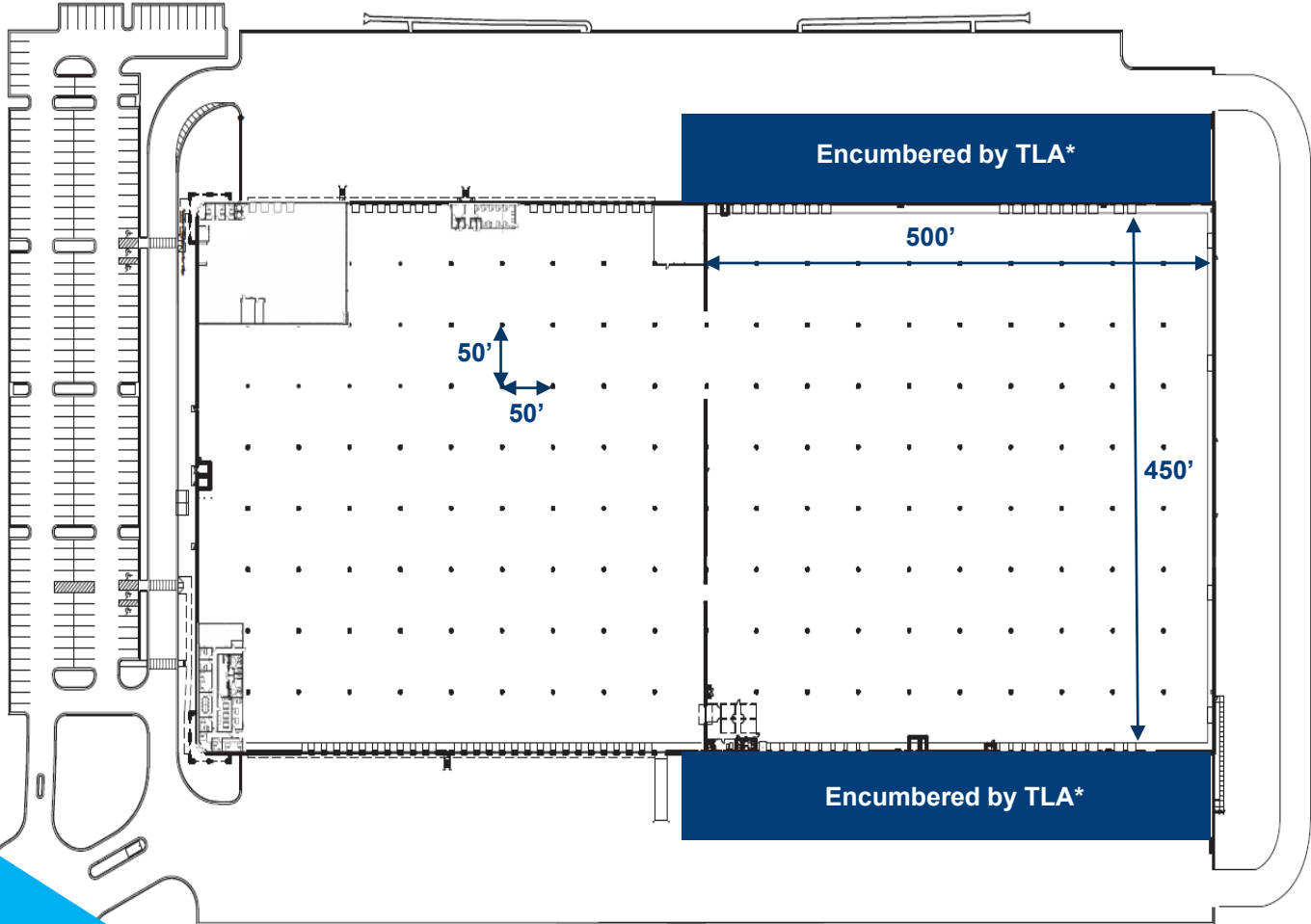
BUILDING HIGHLIGHTS

3100 South Park Blvd, Ellenwood, GA

- +/- 451,200 SF Available
- 21,062 SF Office (across 3 office pods)
- Gated Entrance w/ Guard Shack
- 32' Clear Height
- 50' X 50' Column Spacing
- ESFR Sprinkler System
- LED Lighting
- 10 HVLS Fans
- 85 Dock High Doors
- 25,000 LB Mechanical Pit Levelers
- 1 Drive-In Ramp
- 220 Auto Parking Spaces



FLOOR PLAN



*The Sublet Premises *excludes* the highlighted areas referenced in **BLUE**, which are encumbered via a Temporary License Agreement for 80 Trailer Parking Stalls (40 on each side) thru January 31, 2026.

LOCATION

Located one-half mile east of Anvil Block Road and I-675 interchange, with direct access to I-285 and I-75



IN GOOD COMPANY AREA BUSINESSES

HD SUPPLY

Expeditors

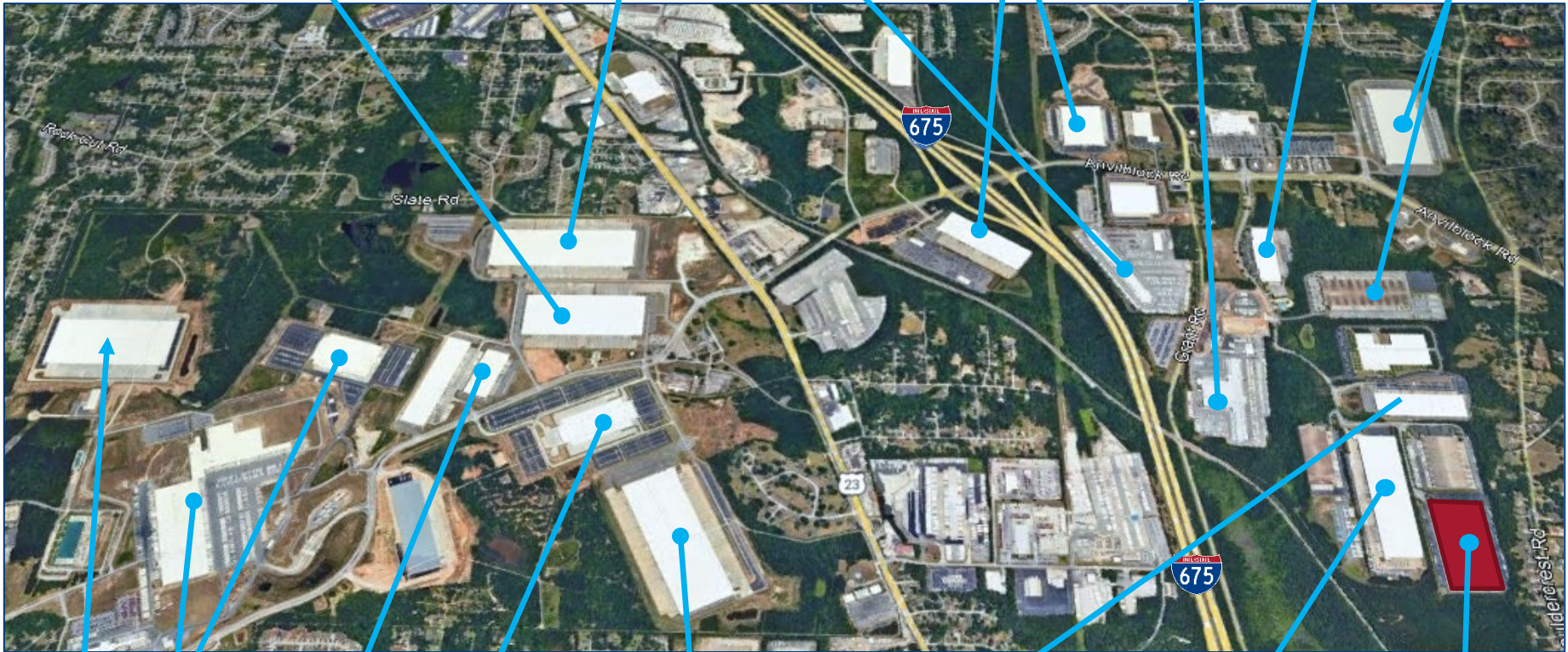
GUARDIAN
Glass - Automotive - Building Products

KUEHNE+NAGEL

SALA

FedEx
Ground

FedEx
Ground



Covenant

Kroger

amazon

Cummins

BOEING

ATL
Art of Transport Logistics

XPO Logistics

SUBLEASE
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