

SOUTHMEADOW

4131 Southmeadow Parkway West | East Point, GA 30349



HIGH VELOCITY INDUSTRIAL FACILITY
EAST POINT, GA

355,200 S.F. AVAILABLE

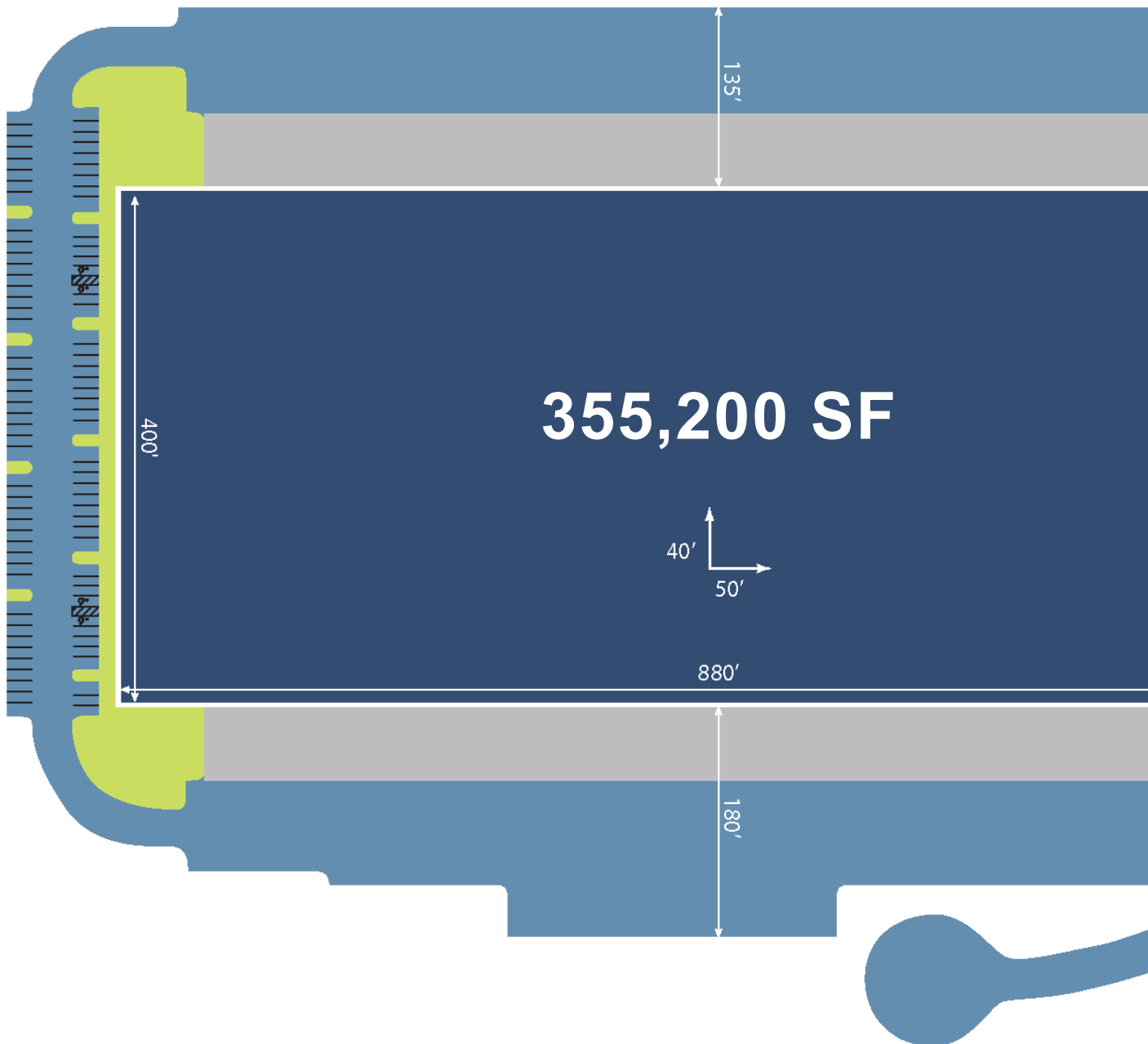


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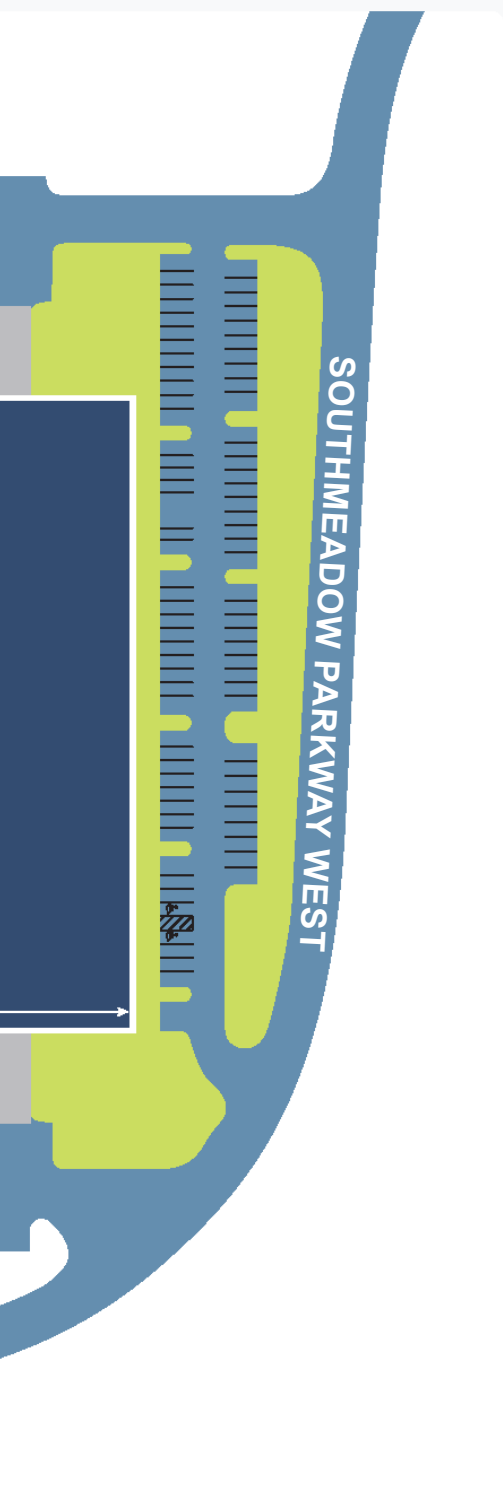
OVERVIEW

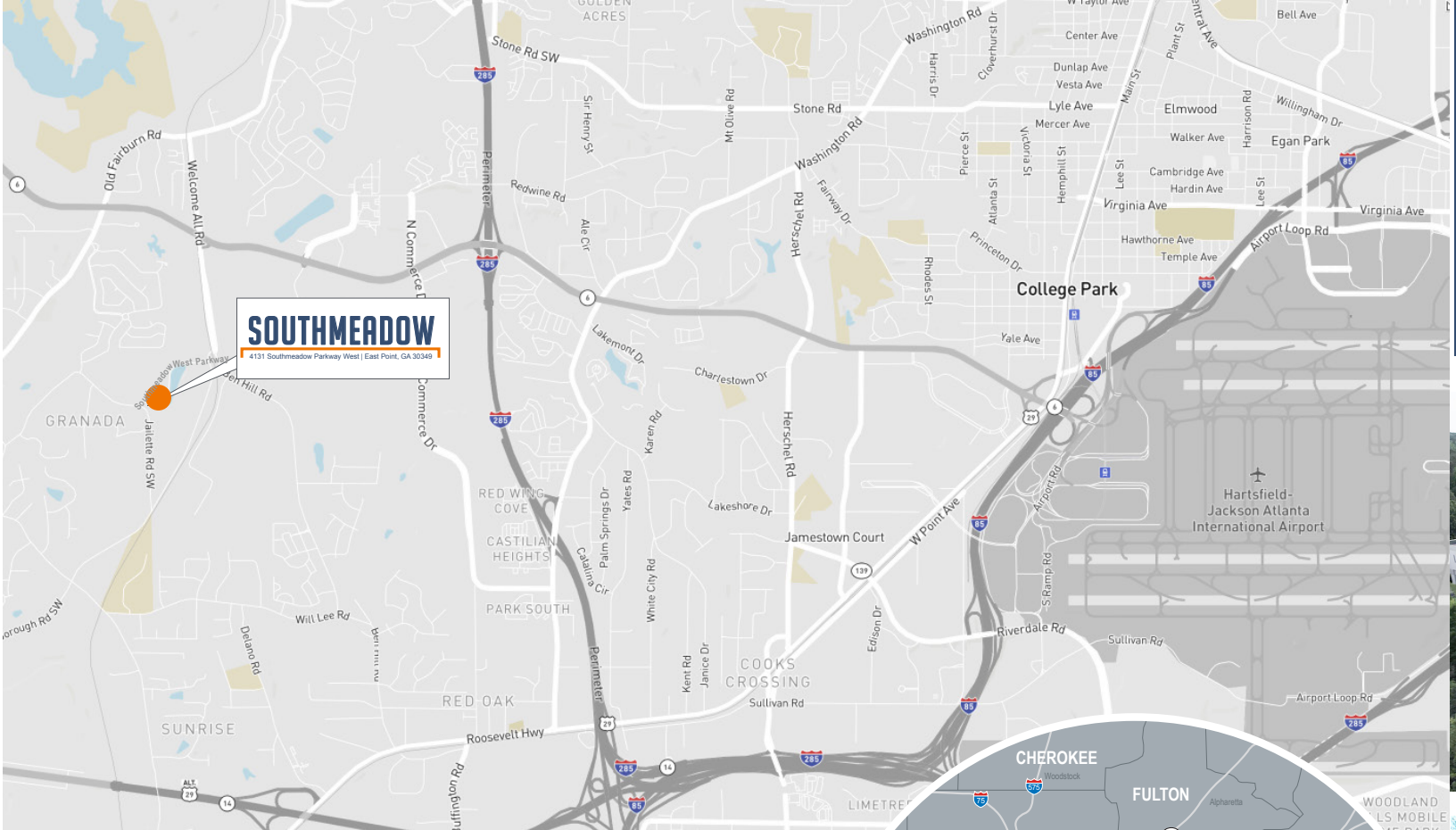
Southmeadow is located at 4131 Southmeadow Parkway West in East Point, Georgia. Southmeadow is a 355,200 square foot, high-velocity industrial facility and is optimally located within the Interstate 285 West/Interstate 85 South industrial corridor. It is located five miles from Hartsfield-Jackson Atlanta International Airport, 2 miles from Interstate 285, and 2.8 miles from Interstate 85.



PROPERTY DESCRIPTION

Rentable area:	355,200 square feet
Dimensions:	880' x 400'
Building type:	Warehouse distribution
Land area:	19.493 acres
Zoning:	LI - Light industrial
Office build-out:	2.3% (8,157 sf)
Year built:	2004
Construction:	Cross-dock configuration
Column spacing:	50' x 40' (50' x 60' at staging bays)
Auto parking:	180 spaces
Trailer parking:	23 spaces
Dock doors:	116 - 9' x 10' dock-high doors
Dock levelers:	39 pit levelers, 20 edge of the dock
Truck court depth:	135' - 180' (60' concrete apron)
Sprinkler:	ESFR
Clear height:	32'





Hartsfield-Jackson Atlanta International Airport:
6.1 miles



UPS Hub: 13 miles
FedEx Ground Facility: 11 miles



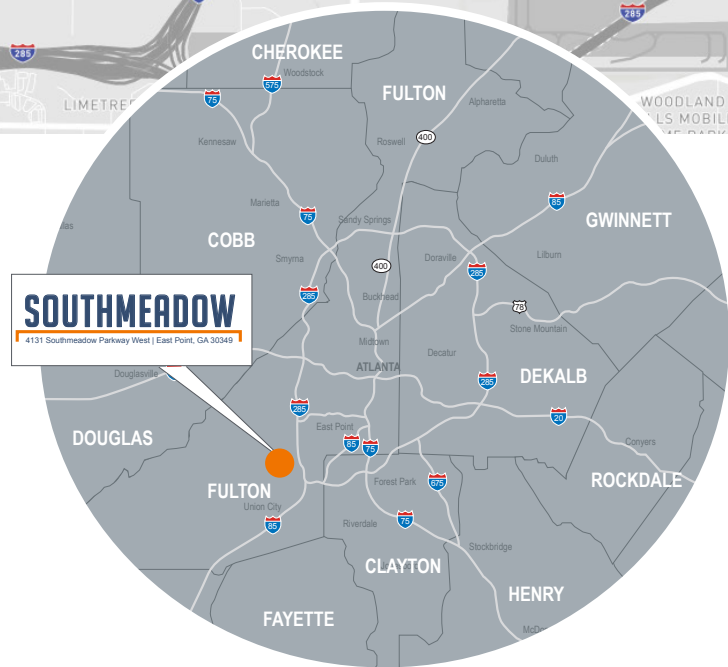
Norfolk Southern Atlanta Intermodal: 17 miles
CSX Atlanta Intermodal: 11 miles



Interstate 285: 2 miles



Port of Savannah: 251 miles



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