



CLARION PARTNERS

For Lease

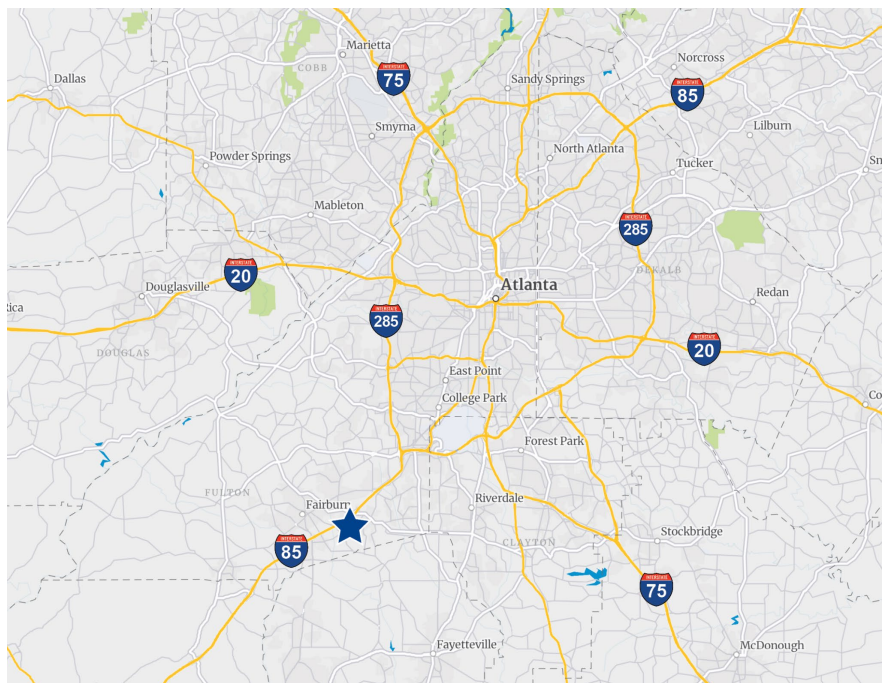
Southpark 85
4635 Coates Drive
Fairburn, GA 30213

44,572 Square Feet Available

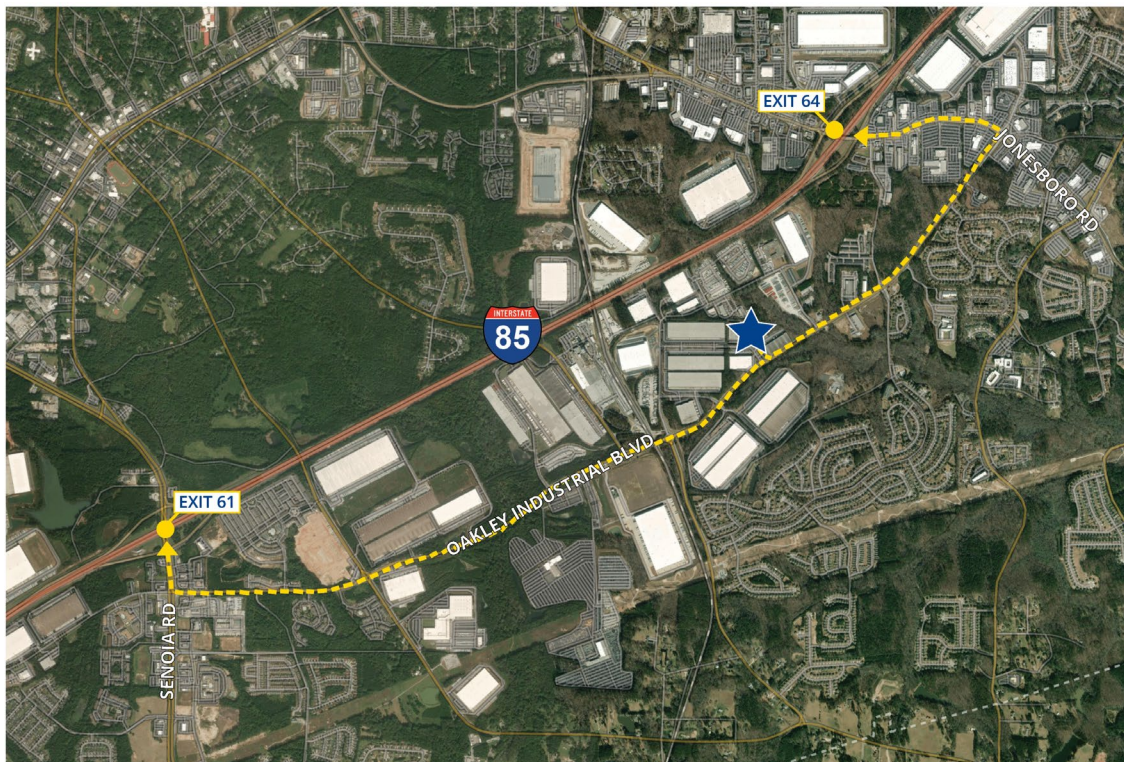
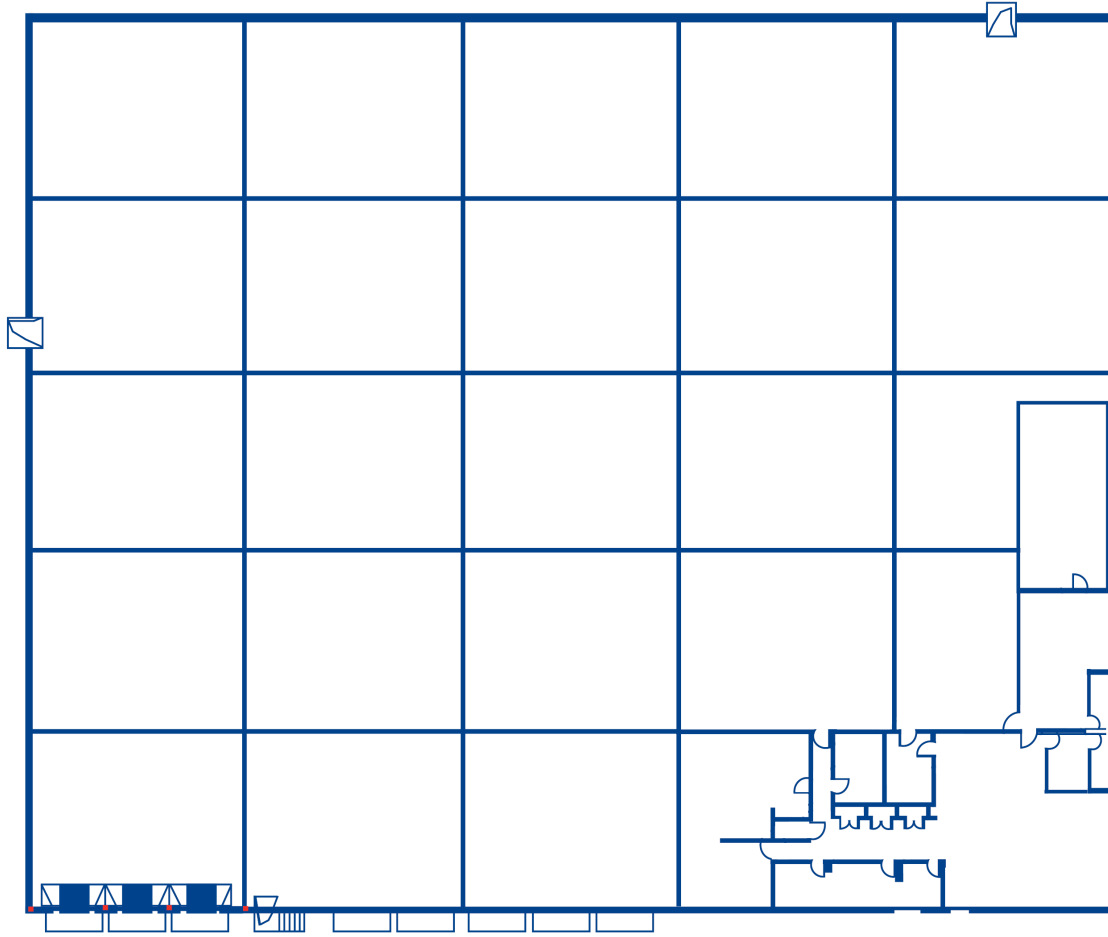


BUILDING HIGHLIGHTS

- 44,572 SF available
- 4,788 SF office space
- 232' building depth
- 22' clear height
- 8 dock high doors; 3 with mechanical pit levelers
- 1 drive-in door
- 46'3" x 38' column spacing
- 800 Amps power
- Wet system sprinkler



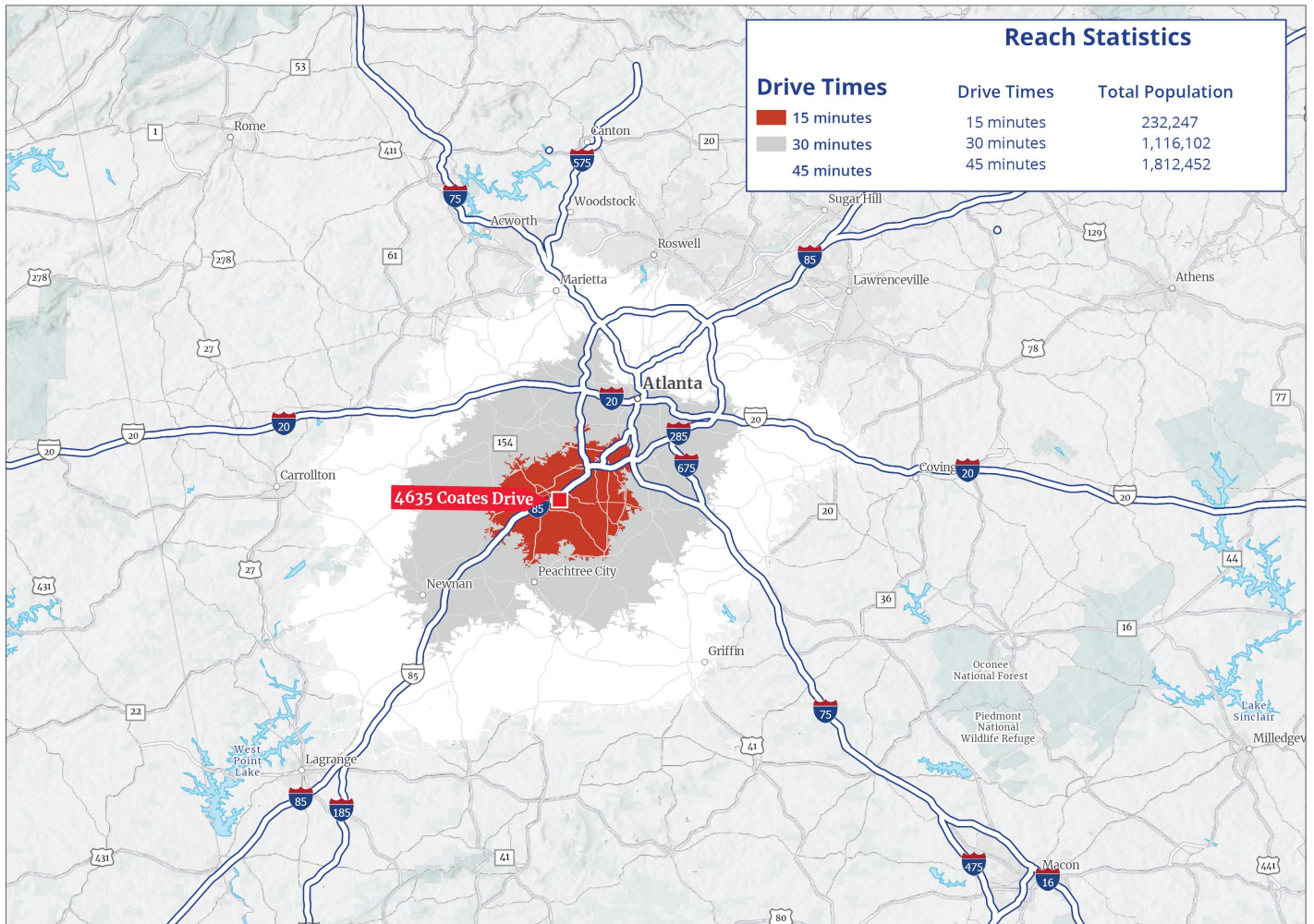
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Southpark 85



Clarion is pleased to bring this 44,572 SF freestanding building to market. This rare single-tenant opportunity is located just minutes from two major interstates: I-85 South (2 miles) and I-285 (6.9 miles) and provides immediate access to the CSX Palmetto Intermodal (4.9 miles). The building is equipped with ample loading, heavy power, and has the ability to touch over 1.8MM citizens within a 45-minute drive providing access to a strong and diverse workforce.



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www.clarionpartners.com

For more information on this opportunity, contact:



Harrison Marsteller
404.877.9219
harrison.marsteller@colliers.com



Price Weaver
404.210.4981
pweaver@broadpoint-partners.com

Scott Plomgren, SIOR
404.372.2151
splogren@broadpoint-partners.com

Hooper Wilkinson
850.694.4667
hwilkinson@broadpoint-partners.com