

SOUTHEASTERN FOOD CAMPUS

3569 INTERNATIONAL PARK DRIVE, ATLANTA, GA



SOUTHEASTERN Food Campus

±140,160 SF Cold Storage Warehouse For Sale or Lease

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COLLIERS FOOD ADVISORY SERVICES
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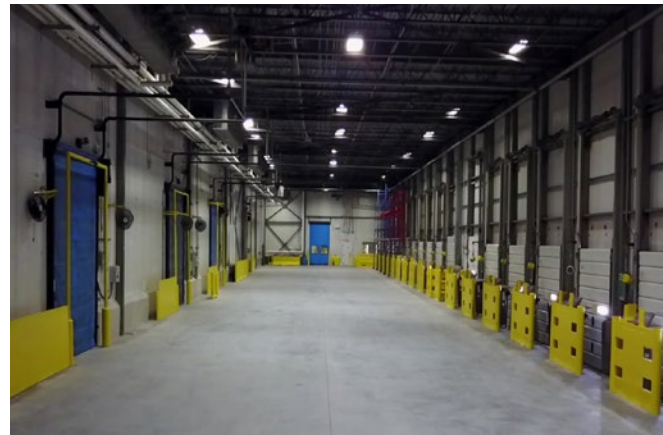
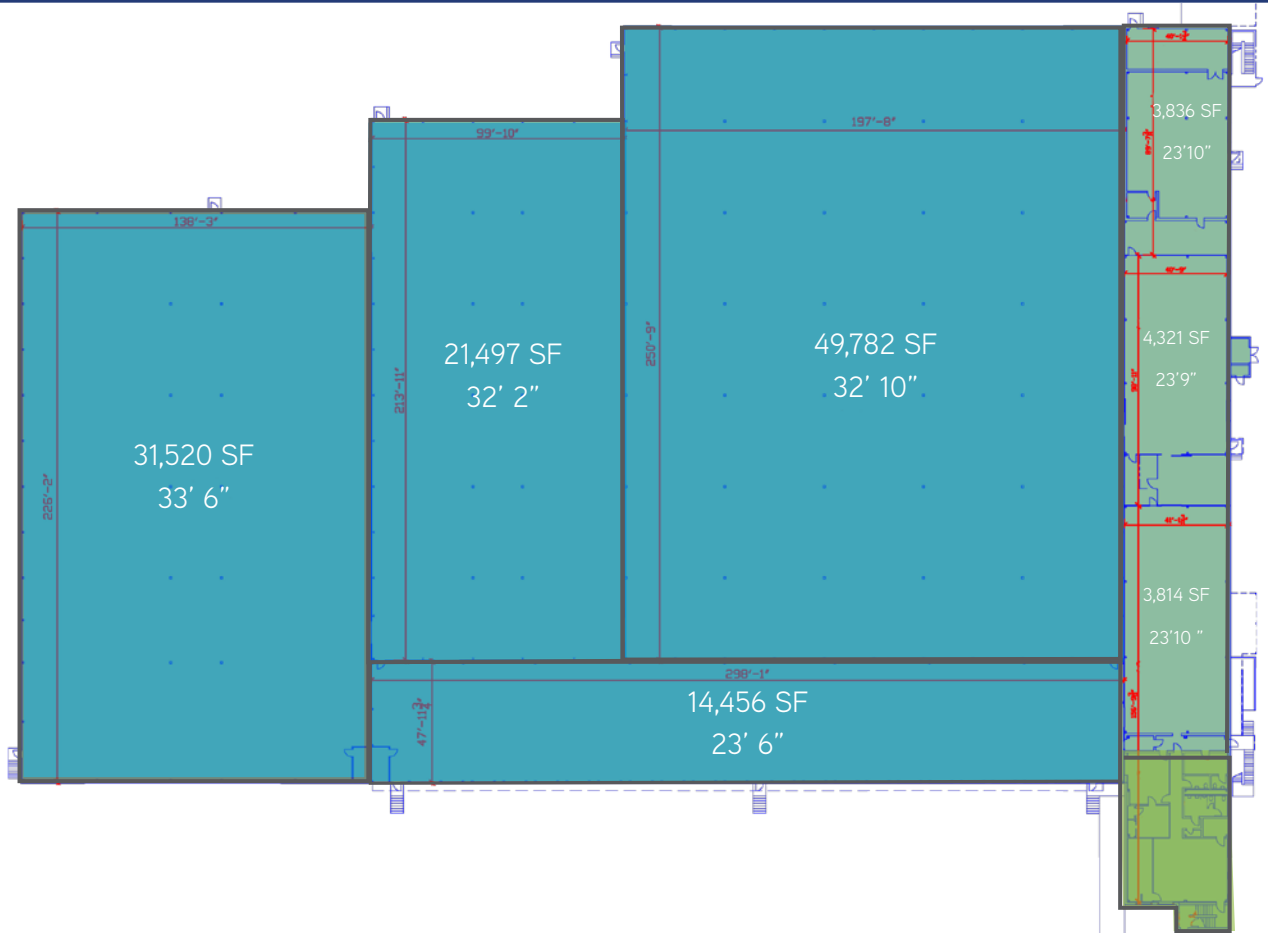
Highridge  Provender



FLOOR PLAN

STREET	3569 International Park Drive
ADDRESS:	Atlanta, GA 30316
SIZE	±140,160 SF
OFFICE	±3,067 SF
YEAR BUILT	1993; 2000
YEAR RENO	2017
REFRIGERATION	Ammonia
TEMPERATURE	-20° F to 5° F (multiple zones)
COLUMN SPACING	50' x 40'
CEILING HEIGHT	32' - 34'
PALLET POSITIONS	±16,000
FLOOR HEAT	Glycol
LIGHTING	T5 motion
SPRINKLER	Dry pipe
TRAILER STORAGE	83 off dock trailer spots
CAR PARKING	94 car parks
DOCK DOORS	20; 30,000 lb interior pit levelers

RECENT RENOVATIONS	<ul style="list-style-type: none"> • Cold dock slab repoured with glycol heat • New rooftop and engine room piping/insulation • Upgraded glycol solenoid valve (increased sub-floor heating capacity/temps) • New relief valve package • Upgraded engine room ventilation • Building repainted • Parking areas resealed & restriped
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SITE PLAN

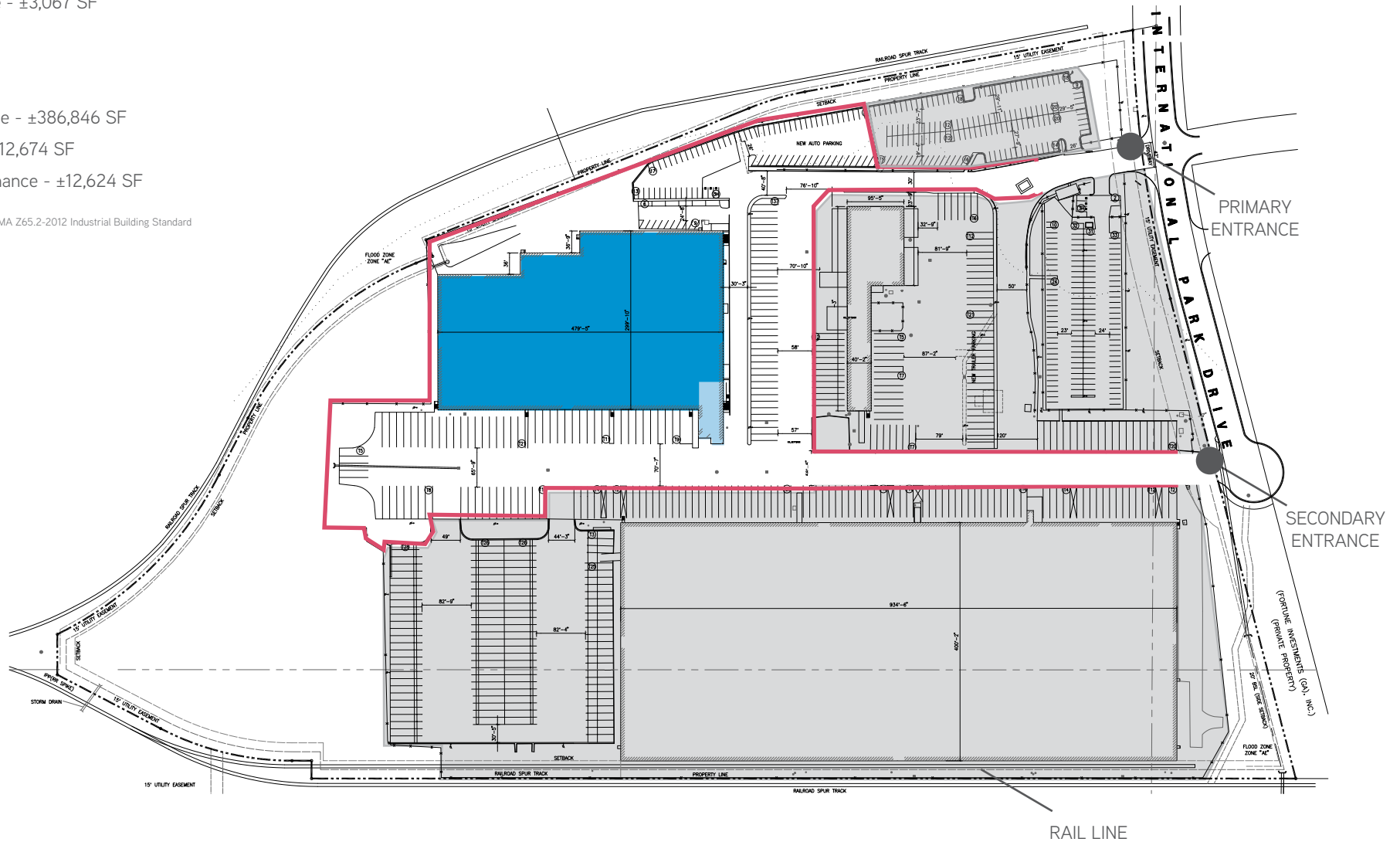
KEY

- Freezer Warehouse - ±140,160 SF
- Freezer Office - ±3,067 SF

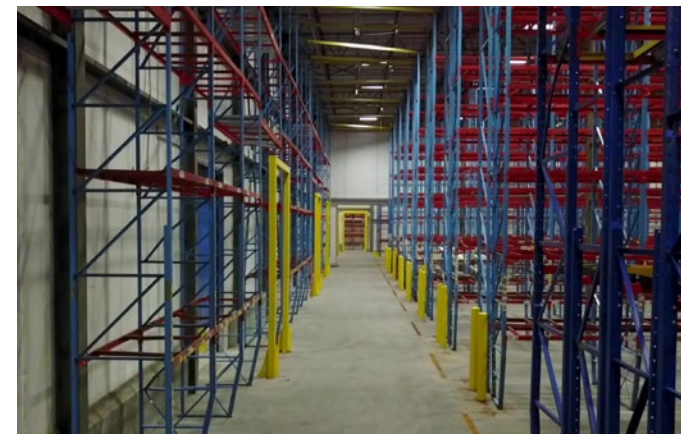
LEASED

- Dry Warehouse - ±386,846 SF
- Dry Office - ±12,674 SF
- Truck Maintenance - ±12,624 SF

* Measurements per ANSI/BOMA Z65.2-2012 Industrial Building Standard



PHOTOS



LOCATION

The Southeastern Food Campus is located in a Less Developed Census Tract (LDCT), which means companies are eligible for job tax credits of up to \$3,500 per new employee hired for up to 5 years.

For example, suppose a distributor creates 100 jobs at the facility. The company would be eligible for tax credits in the amount of \$1,750,000 over a 5 year period. This is calculated as follows:

100 jobs x \$3,500 credit/job = \$350,000/year x 5 years = \$1,750,000.

INTERMODAL FACILITIES WITHIN 30 MILES

Whitaker Rail Yard, Atlanta	NS
Inman Rail Yard, Atlanta	NS
Hulsey Rail Yard	CSX
Fairburn Industry Yard	CSX

AIRPORTS

Hartsfield Jackson Int'l	8.1 miles
Charlotte Douglas	243 miles
Chicago O'Hare Int'l	746 miles
Dallas / Ft Worth Int'l	811 miles

SEA PORTS

Savannah	240 miles
Charleston	294 miles
Jacksonville	347 miles
New Orleans	454 miles
Norfolk	606 miles
Miami	662 miles
Newark	876 miles



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