



# SOUTH FULTON LOGISTICS CENTER

78,095 SF AVAILABLE



[www.southfultonlc.com](http://www.southfultonlc.com)

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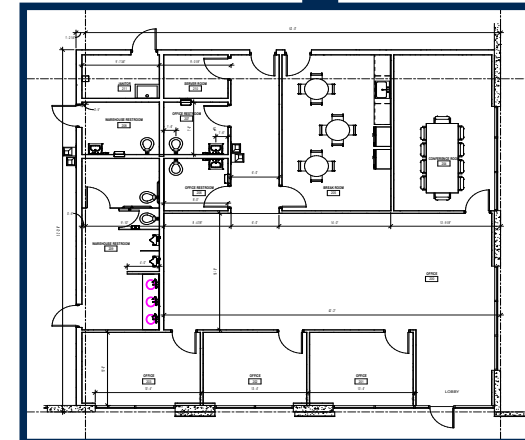
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# SITE PLAN

STREET	4300 Hunter Road
ADDRESS:	Union City, GA
AVAILABLE	78,095 SF
OFFICE	2,735
CONSTRUCTION	Tilt-up concrete panels with clerestory windows
BUILDING DIMENSIONS	300' deep x 780' wide
CEILING HEIGHT	32'
COLUMN SPACING	52' wide x 48' deep
TRUCK COURTS	185' concrete truck court
FLOOR TYPE	6" - 4,000 PSI reinforced concrete over a vapor barrier on top of 6" crushed stone base
ROOF TYPE	45 mil mechanically fastened TPO with LTTR-20 insulation in two layers
LIGHTING	LEDs
SPRINKLER	ESFR Sprinkler System
TRAILER STORAGE	16 (expandable to 42)
CAR PARKING	53 spaces
DOCK DOORS	12 (9' x 10') dock high doors - (2) 30,000 lb pit levelers
DRIVE-IN DOORS	1 (12' x 14') drive-in doors
ELECTRICAL	2,000 Amp 3-Phase 277/480v
INCENTIVES	Less Developed Census Tract (LDCT) \$3,500/Job Tax Credit per Employee

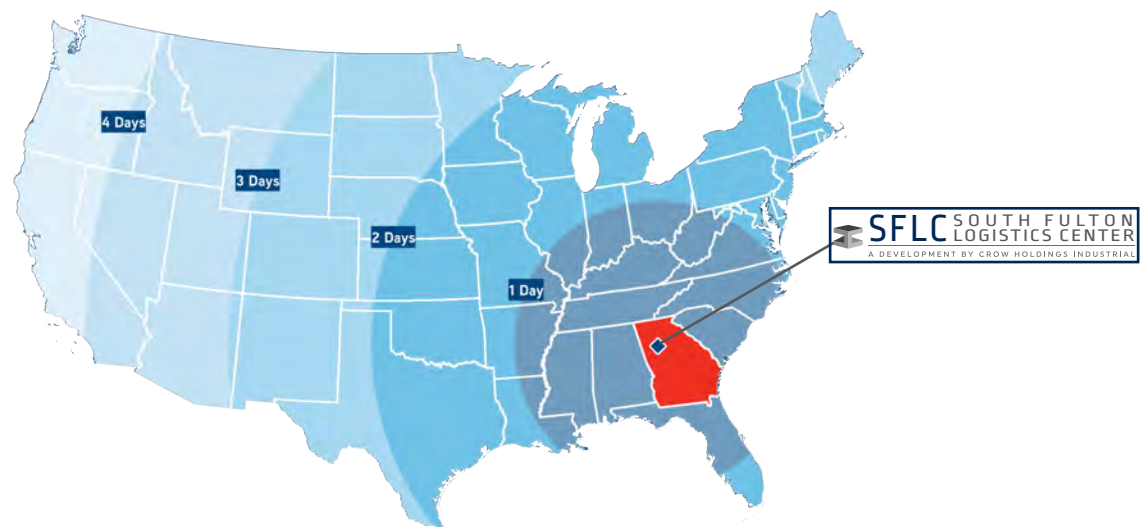
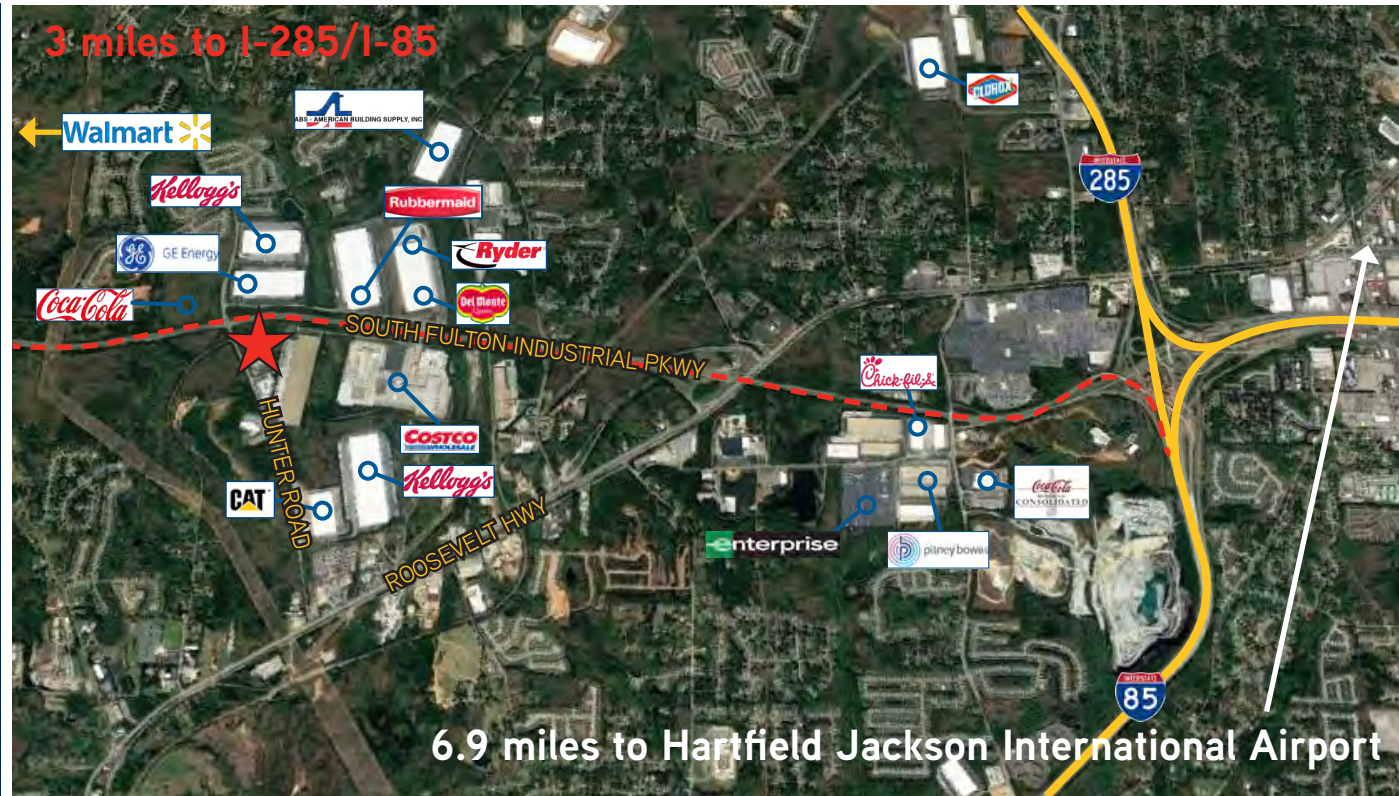




# LOCATION

South Fulton Logistics Center is located in the Southwest Atlanta Industrial Corridor, one of Atlanta's 4 core submarkets. With close proximity to Atlanta's Hartsfield-Jackson International Airport, the 10th largest air cargo hub in North America, and excellent access to I-85 & I-285 (3 miles) this location is prime for a multitude of businesses. In addition, Atlanta is home to the largest intermodal in the Southeast and within a 4-hour drive to the Port of Savannah, the 4th largest port in North America. Atlanta is the largest and most dynamic industrial market in the Southeast and is ranked fourth in the US in total size.

<b>INTERMODAL</b>	CSX/Fairburn .....	9 miles
	CSX/Atlanta (Hulsey) .....	17 miles
	Norfolk Southern/Austell .....	25 miles
	Norfolk Southern/Inman .....	21 miles
	Hartsfield Jackson Int'l Airport .....	7 miles
<b>AIR</b>	Charlie Brown Airport .....	17 miles
	Inland Port Greer .....	177 miles
<b>PORTS</b>	Savannah .....	250 miles
	Charleston .....	315 miles
	Jacksonville .....	349 miles
	Norfolk .....	610 miles
	Miami .....	663 miles
	Newark .....	872 miles







# SFLC SOUTH FULTON LOGISTICS CENTER

A DEVELOPMENT BY CROW HOLDINGS INDUSTRIAL



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