

**RENOVATIONS  
IN PROGRESS**



**SOUTHEASTERN**  
Food Campus

**FOR LEASE**

**±549,374 SF Cold Storage & Grocery Distribution Center**

3475 INTERNATIONAL PARK DRIVE, ATLANTA, GA

Highridge  Provender

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COLLIERS FOOD ADVISORY SERVICES  
[colliers.com/Food](http://colliers.com/Food)



 [www.3475InternationalParkDr.com](http://www.3475InternationalParkDr.com)





## SOUTHEASTERN Food Campus

Southeastern Food Campus is the Southeast's premier food distribution facility. Located just inside the I-285 perimeter in south Atlanta, the distribution hub features a  $\pm 386,846$  SF dry warehouse, a  $\pm 140,160$  SF class A freezer warehouse, a 24-door cross dock facility and a truck maintenance building. With nearly direct access to I-285, the facility is convenient to I-675 (2.5 miles), I-75 (7.7 miles) and I-20 (8.1 miles).

### RENOVATIONS INCLUDE

- Exterior painting
- Addition of second entrance
- Fully refurbished offices
- Landscape enhancements
- Exterior lighting upgrades
- Mechanical refrigeration system upgrades



## PROPERTY DETAILS

	DRY WAREHOUSE	FREEZER WAREHOUSE	CROSSDOCK & TRUCK MAINTENANCE
YEAR BUILT	1991, 1994	1993	1991
TOTAL SIZE (SF)	±386,846	±140,160	±22,368
OFFICE (SF)	±12,674	±3,067	±1,000
PALLET POSITIONS	±20,000	±16,000	N/A
TEMPERATURE	Ambient	-20° F to 5° F (multizone capabilities)	Ambient
REFRIGERATION	N/A	Ammonia System	N/A
CLEAR HEIGHT	24' - 34'	32' - 34'	19'
DOCK HIGH DOORS	77 (43) 30,000lbs manual pit levelers (34) with edge of dock levelers	20 (20) 30,000lbs interior pit levelers & full dock packages	24
DRIVE IN DOORS	4	2	2
RAIL DOORS	11	N/A	N/A
RAIL SERVICE	Norfolk Southern	N/A	N/A
POWER	1200 amp (ability to upgrade)	3000 amp	1200 amp

## OTHER FEATURES

- All concrete truck courts
- Facility is fully racked
- 4 MM cubic feet of freezer warehouse space
- 10 MM cubic feet of dry warehouse space
- 50' x 40' column spacing
- Fully fenced & secured with one guard shack and two points of ingress and egress
- T5 lighting in all buildings
- Ample power and infrastructure to add additional cooler
- 320+ paved vehicle parking
- 264+ paved trailer parking



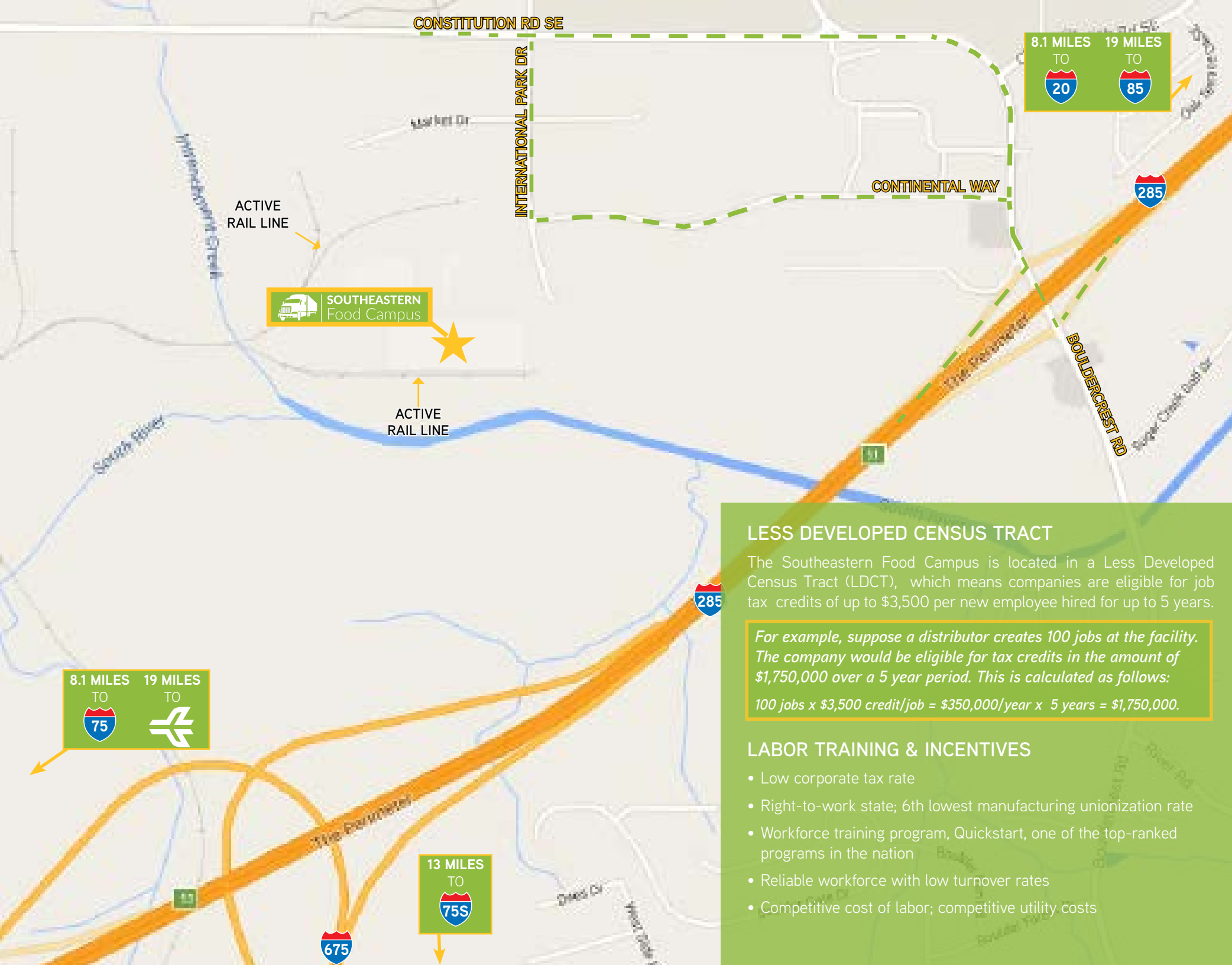


## SITE PLAN

### KEY

- Dry Warehouse - ±386,846 SF
- Dry Office - ±12,674 SF
- Freezer Warehouse - ±140,160 SF
- Freezer Office - ±3,067 SF
- Crossdock Building - ±9,744 SF
- Truck Maintenance - ±12,624 SF





## LESS DEVELOPED CENSUS TRACT

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:*

$$100 \text{ jobs} \times \$3,500 \text{ credit/job} = \$350,000/\text{year} \times 5 \text{ years} = \$1,750,000.$$

## LABOR TRAINING & INCENTIVES

- Low corporate tax rate
- Right-to-work state; 6th lowest manufacturing unionization rate
- Workforce training program, Quickstart, one of the top-ranked programs in the nation
- Reliable workforce with low turnover rates
- Competitive cost of labor; competitive utility costs





**SOUTHEASTERN**  
Food Campus



**Hartsfield-Jackson**  
Atlanta International Airport

JONESBORO RD

MORELAND AVE



**GILLEM LOGISTICS CENTER**  
1168 AC Ft Gillem Redevelopment



**Castellini**



**hhgregg**  
appliances & electronics



**FARMERS MARKET**



**U.S. EXPRESS, INC.**  
FEDERAL EXPRESS



**FedEx**  
Ground



# POPULATION WITHIN REACH OF SOUTHEASTERN FOOD CAMPUS

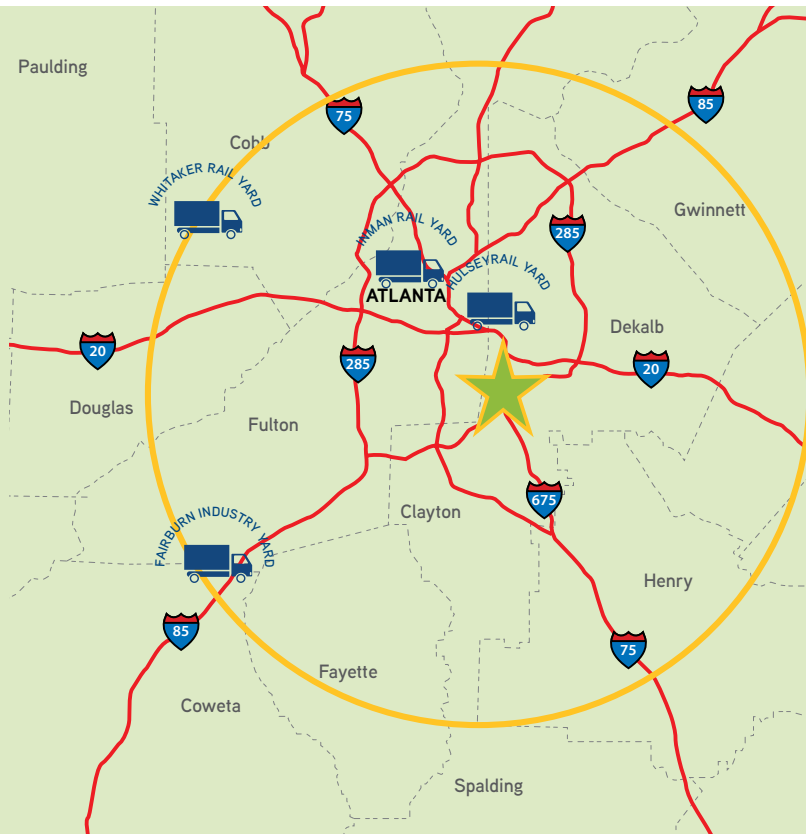
20 Mile Radius .....	2,488,197
60 Mile Radius .....	5,833,775
100 Mile Radius .....	7,955,809
250 Mile Radius .....	26,623,303
500 Mile Radius .....	80,131,893





# SOUTHEASTERN Food Campus

Highridge  Provender



## INTERMODAL FACILITIES WITHIN 30 MILES

Whitaker Rail Yard, Atlanta .....	Norfolk Southern
Inman Rail Yard, Atlanta .....	Norfolk Southern
Hulsey Rail Yard .....	CSX
Fairburn Industry Yard .....	CSX

## AIRPORTS

Hartsfield Jackson International .....	8.1 miles
Charlotte Douglas .....	243 miles
Chicago O'Hare International .....	746 miles
Dallas / Ft Worth International .....	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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