

FOR LEASE: 556,800 SF

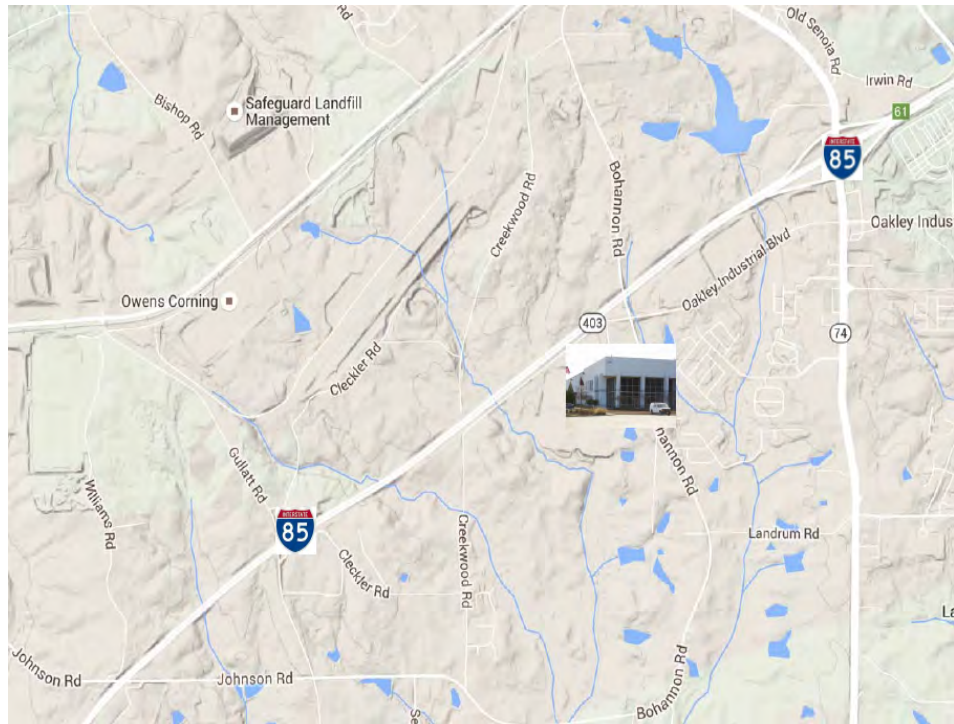
SOUTHCREEK DISTRIBUTION CENTER IV

1525 Oakley Industrial Blvd, Fairburn, GA 30213



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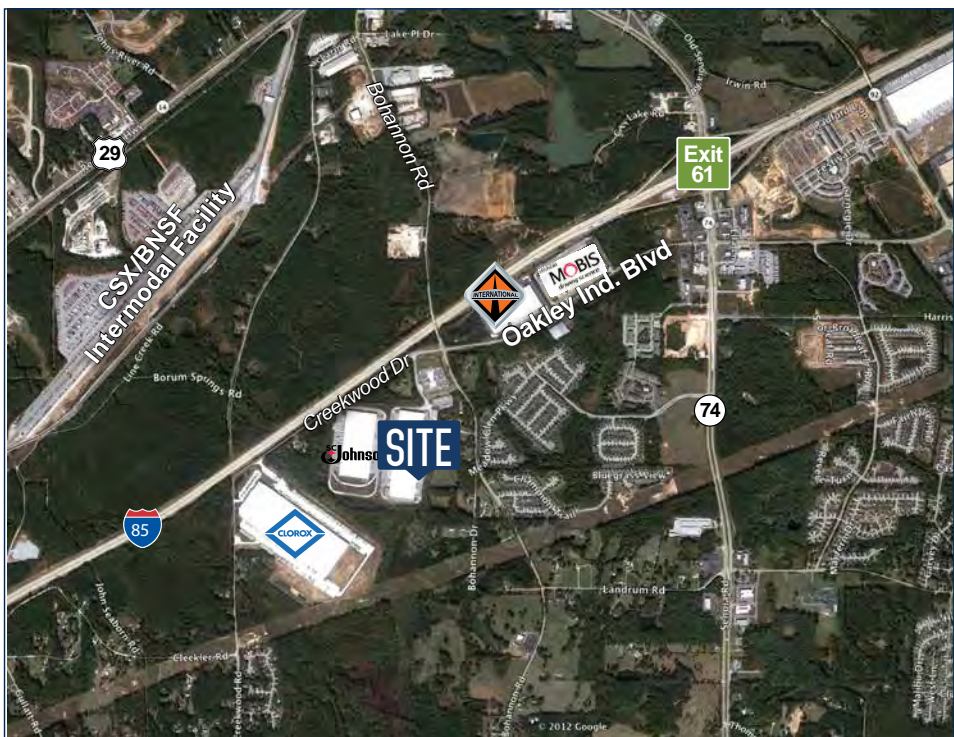
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DISTANCE TO PORTS

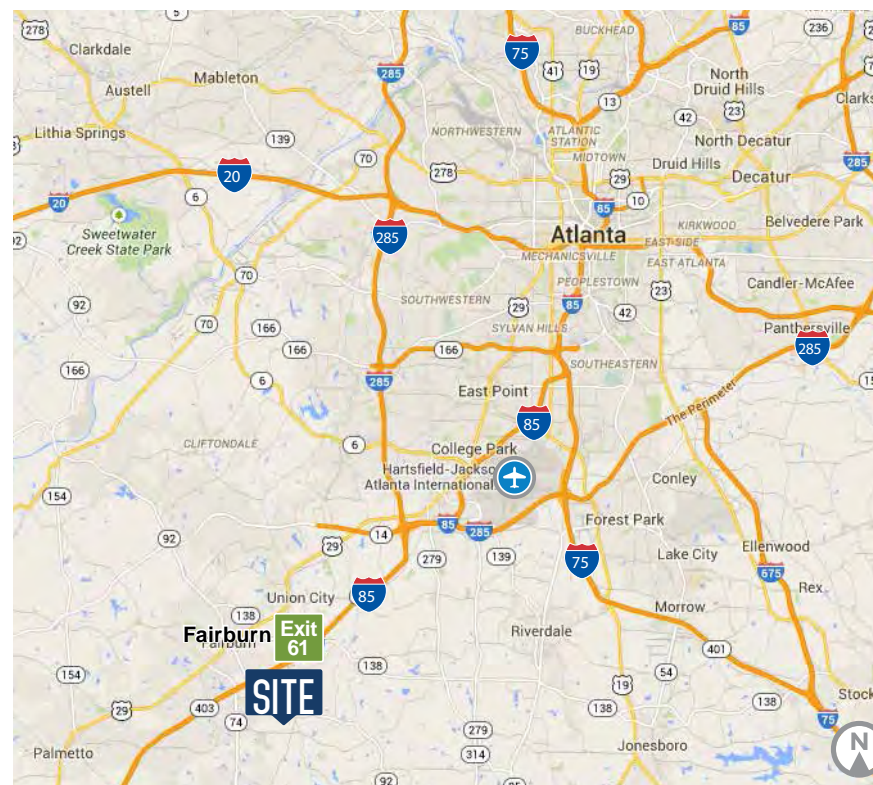


Savannah, GA: 225 miles
 Charleston, SC: 300 miles
 Jacksonville, FL: 311 miles
 Mobile, AL: 308 miles
 New Orleans, LA: 448 miles
 Miami, FL: 656 miles



BUILDING HIGHLIGHTS

- 556,800 SF Available
- 4,817 SF Total Office
- 30' Minimum Clear Height
- ESFR Sprinkler System
- Cross-Dock Configuration with 126 Dock Doors and 2 Oversized Drive-In Doors
- 54' Wide x 40' Deep Column Spacing
- 141 Marked Parking Spaces
- 1,000 AMPS @ 277/480 Volts Power
- 400' Deep Building Depth Convenient
- Access to I-85
- 1 Miles to I-85, Exit at Hwy 74
- 6.5 Miles Outside of I-285
- 1.8 Miles from CSX Intermodal Facility



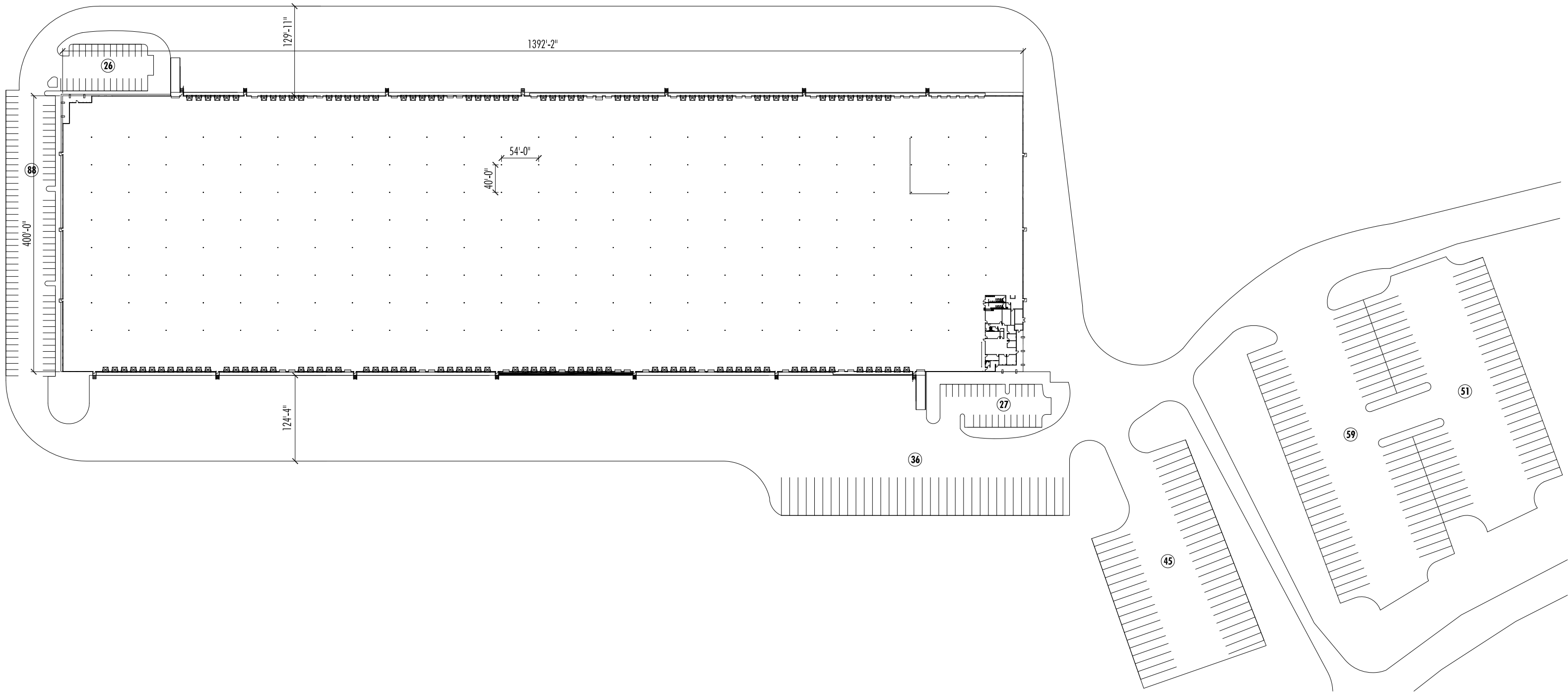
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Plan Summary

Not To Scale

TOTAL SQ. FT.	556,800
WAREHOUSE SQ. FT.	551,983
OFFICE SQ. FT.	4,817
DOCK DOORS	126
DRIVE-IN DOORS	2
AUTO PARKING	141
TRAILER PARKING	191

