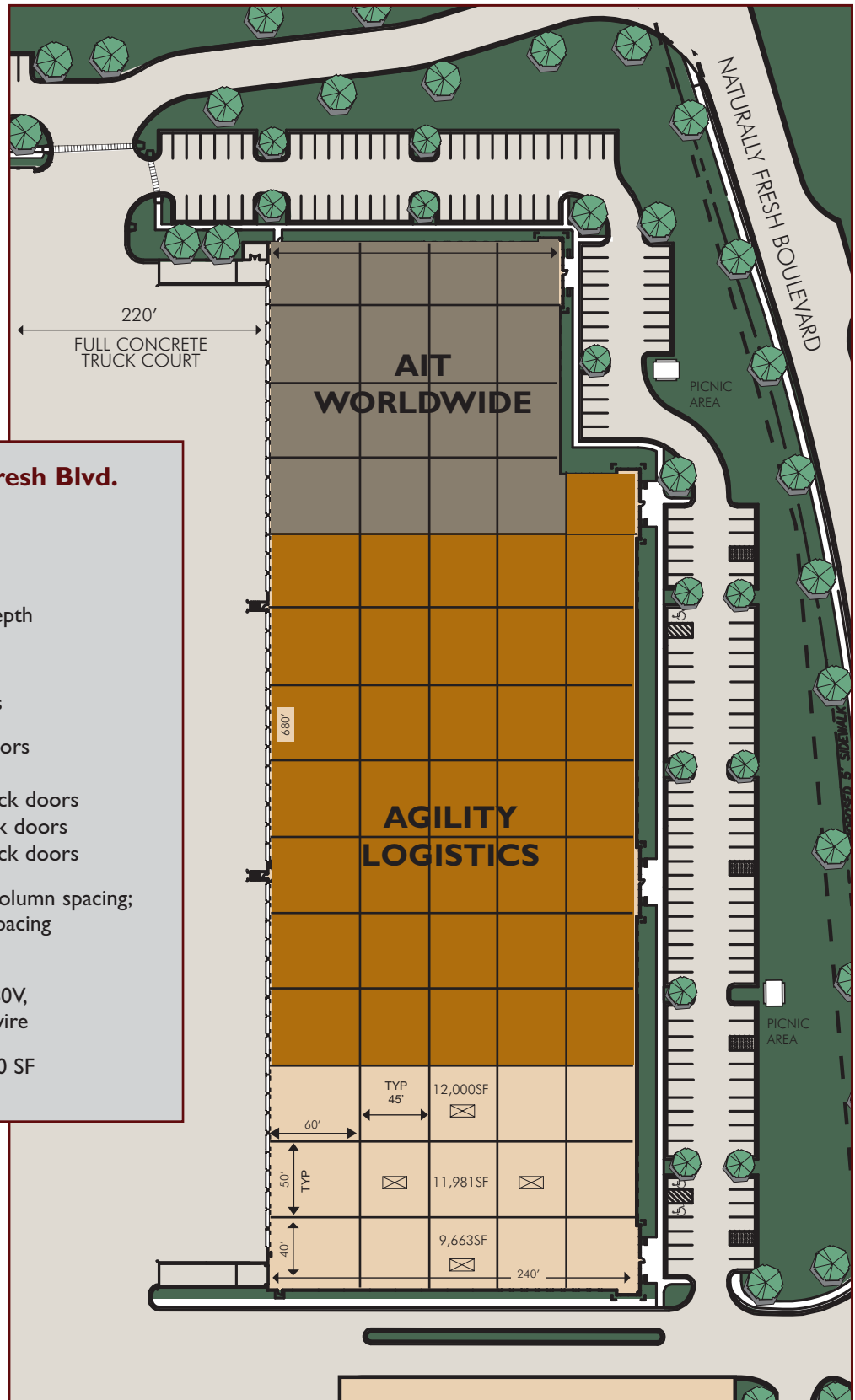


# PARKWAY LOGISTICS CENTRE

SOUTH FULTON PARKWAY ■ FULTON COUNTY, GEORGIA



## 3505 Naturally Fresh Blvd. BUILDING 300

- 33,664 SF available
- Rear load - 240' depth
- 32' clear height
- Parking - 37 spaces
- 10 total loading doors (1 per 3,232 SF)
  - 3 - (10' x 10') dock doors
  - 6 - (9' x 10') dock doors
  - 1 - (12' x 14') dock doors
- 45' x 50' interior column spacing; 45' x 60' column spacing at loading bay
- 1,400 AMP, 277/480V, 3-phase power, 4 wire
- 1 skylight per 8,200 SF

3505 Naturally Fresh Blvd.

A development of:  
**OAKMONT**  
INDUSTRIAL GROUP

For more information please call 404.888.9000

1349 W Peachtree Street, NE / Two Midtown Plaza / Suite 1100 / Atlanta, Georgia 30309

COLLIERS  
SPECTRUM CAUBLE

# PARKWAY LOGISTICS CENTRE

SOUTH FULTON PARKWAY ■ FULTON COUNTY, GEORGIA

## General Development Facts:

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- Five building, 750,000 square foot development.
- Quality business park environment combined with typical Oakmont specs: 32' clear height, generous full concrete truck courts, high dock door ratios and ESFR fire protection.
- Desired air cargo location – (AIT, Geologistics, Pilot).
- Product niche – 30,000 to 100,000 square foot distribution users.
- Proforma price point \$1 to \$1.25 per square foot below shallow bay product.

## General Location Facts:

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- Close in location provides unparalleled access to Atlanta interstate system (S. Fulton Parkway, I-285, I-75, I-85 & I-20).
- The following corporations are located within a 2 mile radius of site: Chick-Fil-A (Corporate HQ), Eastern Foods (Corporate HQ), Coca Cola, Nations Bank, Penske, General Electric, Costco, Genco Distributors, Kellogg's, Pitney Bowes, Pilot Airfreight and Caterpillar
- Majestic has built and leased 2.5 million square feet (100% leased) within the past 3 years.
- Hartsfield International
  - Fifth runway development.
  - Excellent access to the busiest airport in the world.
  - Atlanta ranks 11th in U.S. air-cargo traffic
- Established executive housing within 15 miles north to Vinings (Cobb County) and 15 miles south to Peachtree City (Fayette County).
- Excellent accommodations with the hotel infrastructure serving the airport.
- Tremendous residential and retail growth in South Fulton County, as evidences by Camp Creek Market Place, 1.2 million square feet of class A retail development (Target, Ross, Party City, Lowe's, Linens 'n Things , Marshalls, BJ's Wholesale, Barnes & Noble, PETsMART, Staples, Longhorn Steakhouse).

## Drive Distances:

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Location	Distance	Drive Times
I-85 (South)	½ miles	1 minute
I-85 (North)	2 miles	2.5 minutes
285 Perimeter (North)	1 mile	1.5 minutes
285 Perimeter (East)	1.5 miles	1.5 minutes
I-75 (North & South)	5 miles	5.5 minutes
I-20 (East & West)	6.5 miles	7 minutes
Camp Creek Parkway / Camp Creek Market Place	3 miles	3.5 minutes
Airport Terminal - Exit	3 miles	3.5 minutes
Airport Terminal - Ticketing / Baggage Claim	4.2 miles	4.5 minutes
Air Cargo Terminal	7 miles	7.5 minutes