



2750 SULLIVAN ROAD | ATLANTA, GA 30337  
MODERN FEATURES. UNPARALLELED ACCESS.

205,541 SF INSIDE I-285



**Colliers**  
INTERNATIONAL

**PRICE WEAVER**  
+1 404 877 9266  
price.weaver@colliers.com

**BEN LOGUE**  
+1 404 877 9232  
ben.logue@colliers.com

**SCOTT PLOMGREN**  
+1 404 877 9293  
scott.plomgren@colliers.com

**HARRISON MARSTELLER**  
+1 404 877 9219  
harrison.marsteller@colliers.com

**IMMEDIATE OCCUPANCY**

A DEVELOPMENT BY HARDIE REAL ESTATE GROUP







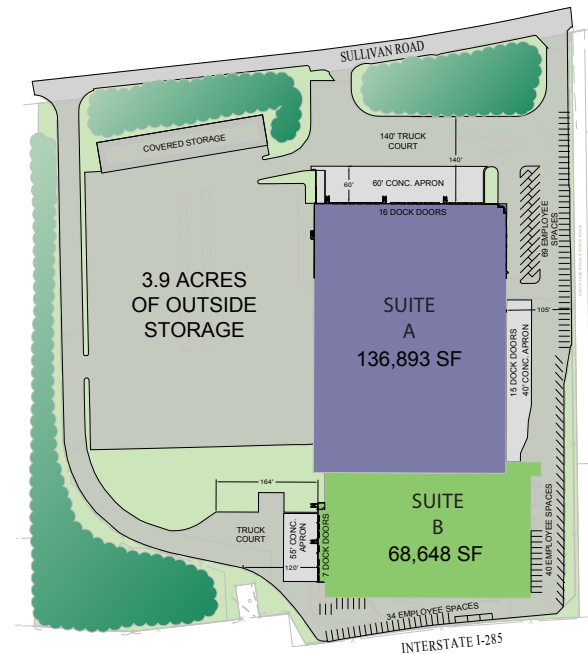
## AWLP BUILDING 1

### PROPERTY FEATURES

- › **Total SF: 205,541 SF**
- › **136,893 SF Suite A**
- › **68,648 SF Suite B**
- › High ceilings - Suite A 31'  
Suite B 40'
- › 3.9 acres paved & covered outside storage/parking
- › Cross dock capability
- › Expandable by 138,500 SF to 340,901 SF
- › CSX switch in place, rail can be activated
- › Unparalleled Interstate Access
- › 31 Dock High Doors - can add up to 15 dock high doors to accommodate tri-load configuration
- › 2 Drive-In Doors
- › New upper & lower level truck courts
- › New TPO roof
- › ESFR Sprinkler System
- › BTS office space
- › T-5 Lighting
- › Power: MEAG, 3,600 amp, 480/277V, 3-phase, 4-wire
- › Located in the College Park enterprise zone which provides a \$3,500.00 tax credit for new jobs created for up to 5 Years

### PROXIMITY TO HIGHWAYS:

- › Just west off Old National Highway
- › Immediate access to I-285 & I-85 with frontage on I-285
- › 2.9 miles to Hartsfield-Jackson International Airport





**PROPERTY FEATURES**

- > Up to 11 acres
- > For BTS or Sale
- > Single & multi building configurations available
- > 30,000-200,000 SF possible
- > 2.9 miles to Hartsfield-Jackson International Airport
- > I-285 exposure





14.7 Miles




0.6 Miles  
TO I-285

13.6 Miles  
TO DOWNTOWN  
ATLANTA

17.6 Miles  
TO NS INTERMODAL



2.9 Miles  
TO HARTSFIELD-JACKSON  
INTERNATIONAL AIRPORT



0.6 Miles  
TO I-85



11.1 Miles  
TO CSX INTERMODAL



4.9 Miles  
I-75



15 Miles







THE PERFECT PLACE FOR BUSINESS.  
ACCESS AND EFFICIENCY.





**PRICE WEAVER**  
+1 404 877 9266  
price.weaver@colliers.com

**BEN LOGUE**  
+1 404 877 9232  
ben.logue@colliers.com

**SCOTT PLOMGREN**  
+1 404 877 9293  
scott.plomgren@colliers.com

**HARRISON MARSTELLER**  
+1 404 877 9219  
harrison.marsteller@colliers.com



Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and /or its licensor(s) 2016. All rights reserved.

