

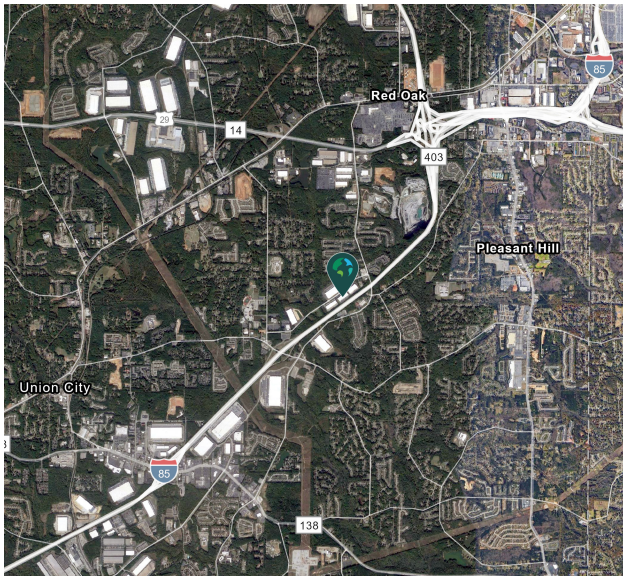
# 81,707 SF

## Industrial Space For Lease



## Prologis Park Royal 85

3630 Royal South Parkway, Suite 210  
Atlanta, GA 30349 USA



### LOCATION

- Conveniently located from:
  - I-85 - 1 mile
  - I-285 - 2 miles
  - Atlanta Hartsfield Jackson International Airport - 6 miles
  - CSX/BSNF Intermodal - 7.5 miles
- Located in a LDCT with \$3,500 job tax credit available

### FACILITY

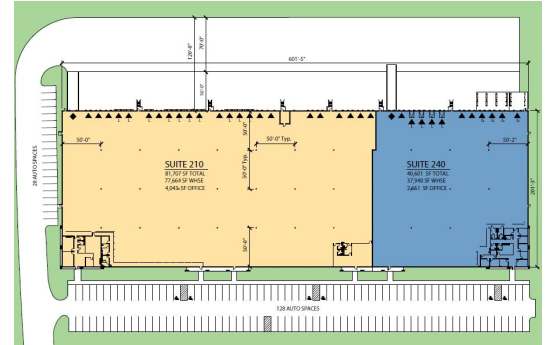
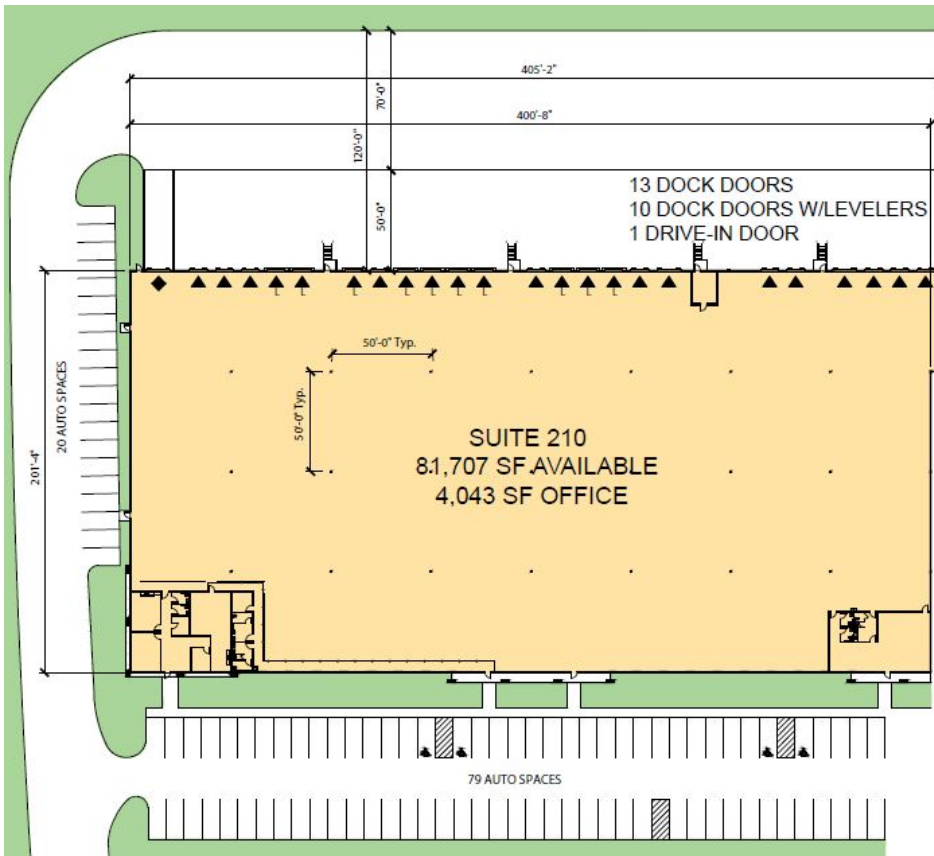
- 122,308 SF building
- 81,707 SF available
  - 4,043 SF office
- 28' minimum clear height
- Twenty three (23) dock doors
  - Ten (10) with levelers
- One (1) drive-in door
- Ninety nine (99) parking spaces
- ESFR sprinklers
- Rear load configuration
- LED lighting throughout (interior and exterior)
- Power: 277/480V, 600 amps

### ADVANTAGES AND AMENITIES

- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

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**LEGEND:**

- ▲ DOCK DOOR
- ▲ DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲ ON-GRADE DOOR
- LAND
- LEASED AREA
- VACANT AREA

**Prologis**

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