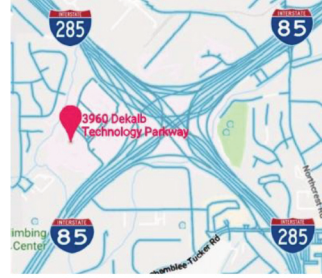


FOR LEASE



Property Details

Property Type	Flex / Industrial
Property Subtype	Light Distribution
Class	A/B
Zoning	M-1
Year Built	2000
Rentable Building Area	109,440 SF
Date Available	November 16, 2018



DISTANCE CHART	
LOCATION	MILES
I-85 (exit 94)	0.5 mi
I-285 (exit 32)	2.5 mi
SR 23 (Buford H)	1.5 mi
SR 141 (P Indus)	3.0 mi
Dekalb Airport	2.5 mi
Atlanta Airport	23 mi

3960 Dekalb Technology Parkway, Atlanta, GA 30340

Property Features

- 10.2 Acre Lot (445,048 sf +/-)
- 109,440 Building Square Feet
 - 103,019 sf Warehouse
 - 6421 sf Office Space
 - 5700 sf Front Office Space
 - 721 sf Dock Office Space
- 88 Marked Parking Spaces in front of building with access doors to warehouse and front offices (includes 4 "Handicap Van Accessible" spaces)
- HVAC on roof for office areas (Carrier brand)
- Exterior wall mounted lighting (400W Metal Halide)
- Security Cameras & Secure Access Entry
- Large Employee Break Room with installed sink, cabinets & 2 water fountains (22'10" x 14')
- Janitor's Closet with mop sink (13'8" x 5'10")
- 800-amp electrical service for mechanical systems
- 6 electrical panels: 100 amps to 800 amps, all 3 Phase 4 Wire; 208/120V on 3 panels and 480/277V on 3 others. Three transformers: 3 phase, 480V primary, 208Y/120 sec voltage
- 100% sprinklered (wet systems including ESFR in warehouse)
- Roof has 20 yr warranty beginning 04/01/2000
- High speed internet; Fiber wired

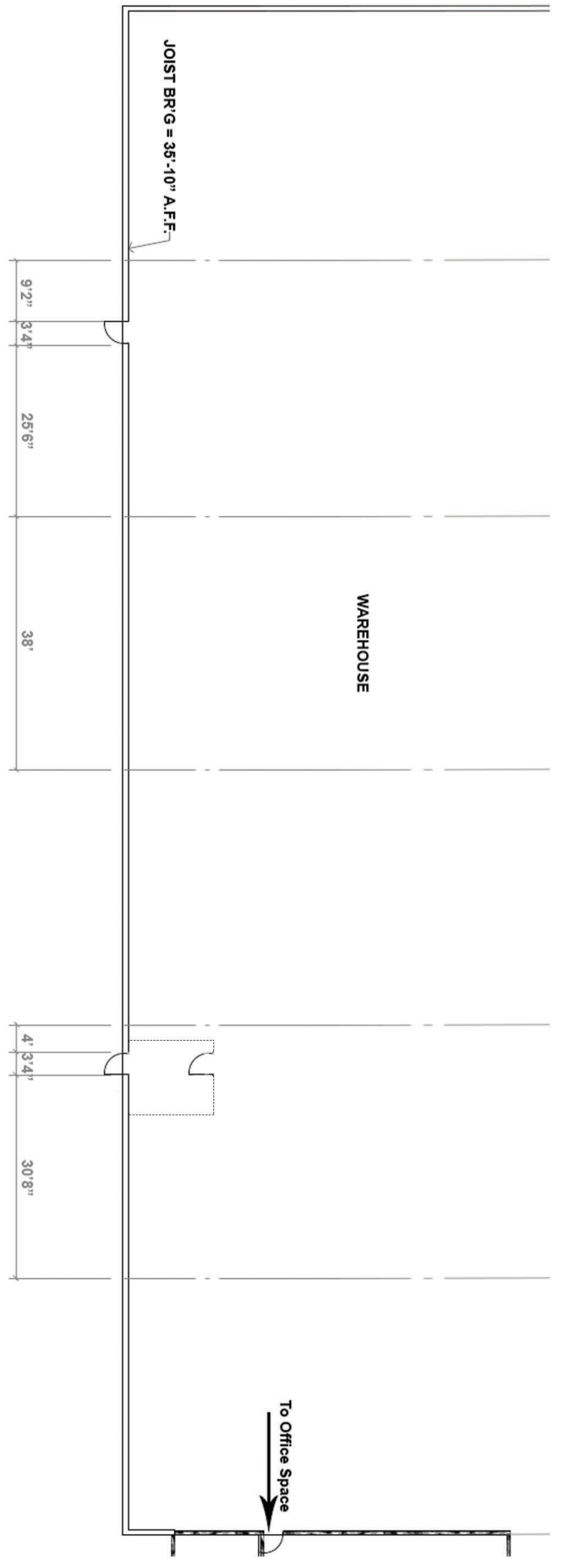
Front Office Features

- Front Reception & Lobby/ Waiting Area with Window Partition
- 11 Private Partitioned Offices
- Large Corner Conference Room (19'3" x 11'6')
- Closets for Office Supplies
- Large open office space for flexible use / cubicles
- Computer/Printer/Copier Room/IT department
- Electronics Room with independent AC unit

Warehouse Features

- 11 Docks
 - 10 Dock High Doors (9' x 10' Overhead Doors)
 - 6 with Load Levelers
 - 1 Drive In Ramped Up Dock (12' x 14' Overhead Sectional Door); 15' wide Ramp
- 28' Clear Ceiling Height
- 32'-34' Ceilings
- 40' x 38' Steel Column Spacing
- Rear Loading Warehouse
- Lighting is motion activated
- Wall & Ceiling Exhaust Ventilating Fans with wall mounted louvers cool ambient temperature
- Suspended Natural Gas Heaters
- 100% Sprinklered with ESFR System
- 7,895 sf mezzanine storage & rack system with additional sprinklers & protection interference from above sprinklers
- Fire Pump Room (2 hr rated) (18'8" x 13'8" x 10'h)
- 4 private dock offices plus 1 reception area & 1 receiving area
- 2 dock bathrooms ADA compliant
- 2 dock water-fountains
- Fenced Storage Area -- Chain-linked barbed-wire fence with gate surrounds the entire rear truck court and maneuvering area.
- Maintenance & Charging area for forklifts
- Compactor installed next to loading docks
- Southeast exit door of warehouse has coded access entry and gated with cameras in the interior for additional security.
- Dock canopy covers all stairs and docks
- Truck Drive has heavy duty asphalt paving
- Loading area has 55' wide concrete paving, 6-8" thick
- Exposed sealed concrete floors
- Foundation is 6" thick concrete slab on compacted subgrade.

SOUTH CORNER



PARKING



Key Code Access Entry



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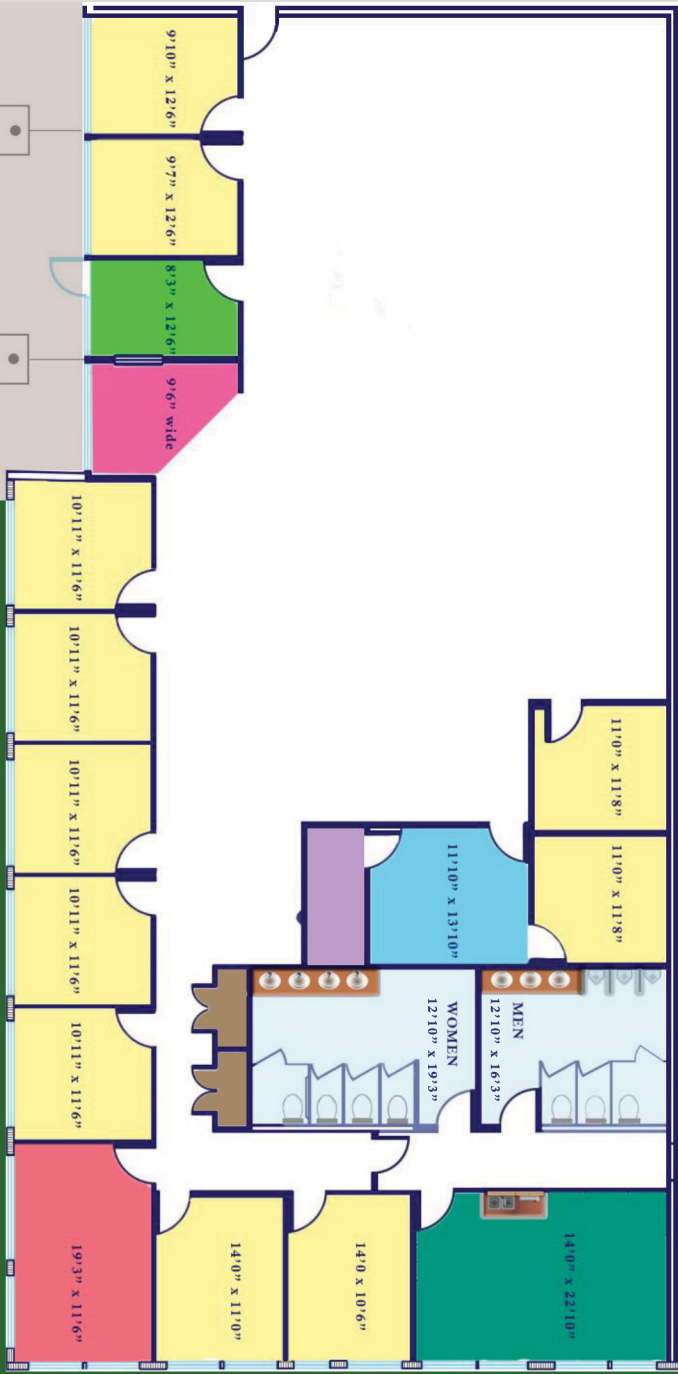
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EAST CORNER



↑ Warehouse →

← Warehouse →



East Corner
6058 SF

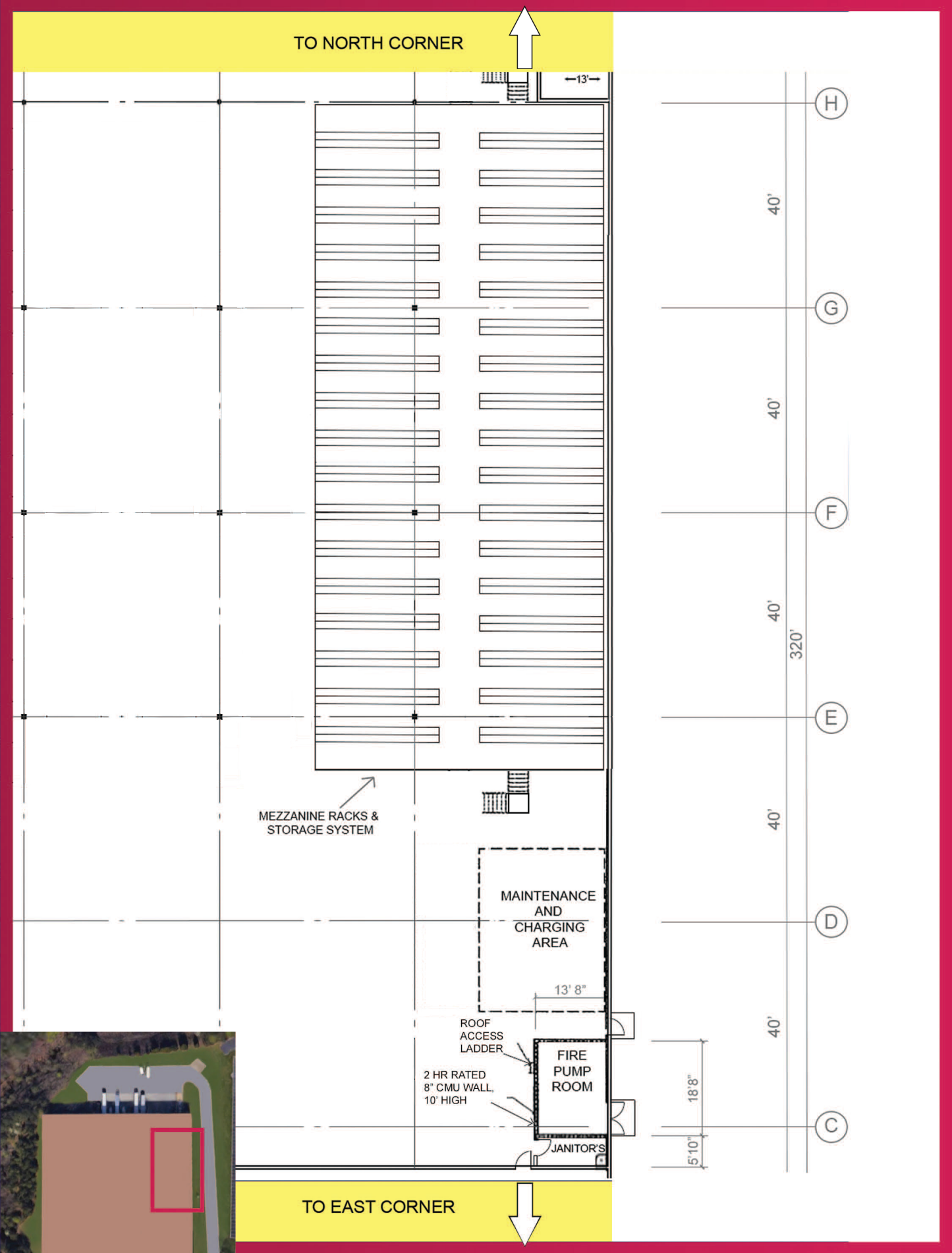
- Open Office Space
- Private Offices
- Lobby / Front Entrance
- Reception
- Employee Break Room
- Conference Room
- Computer Printer Room
- Telephone / Electronics Room
- Restrooms
- Closets

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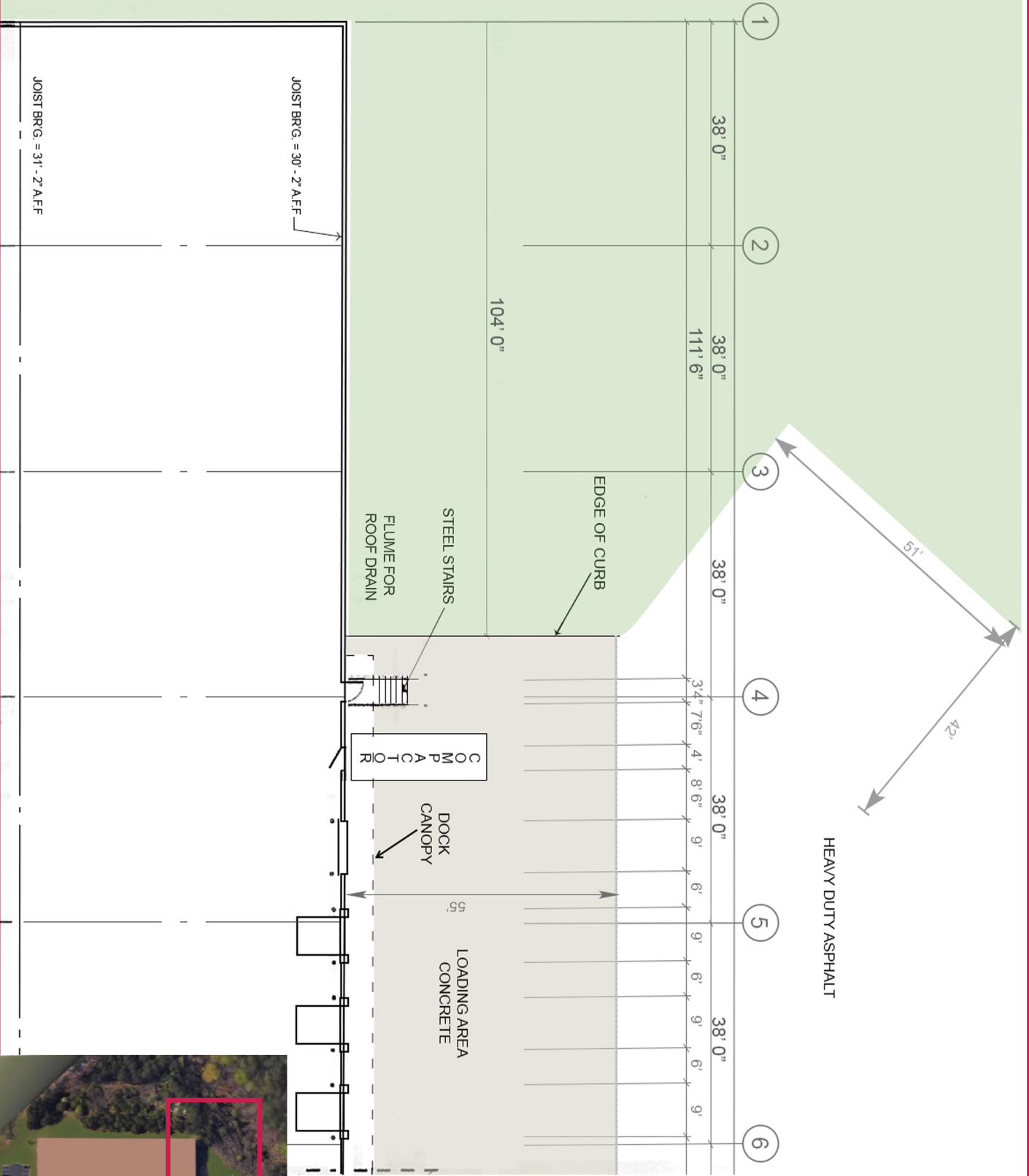
NORTHEAST SIDE



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WEST CORNER

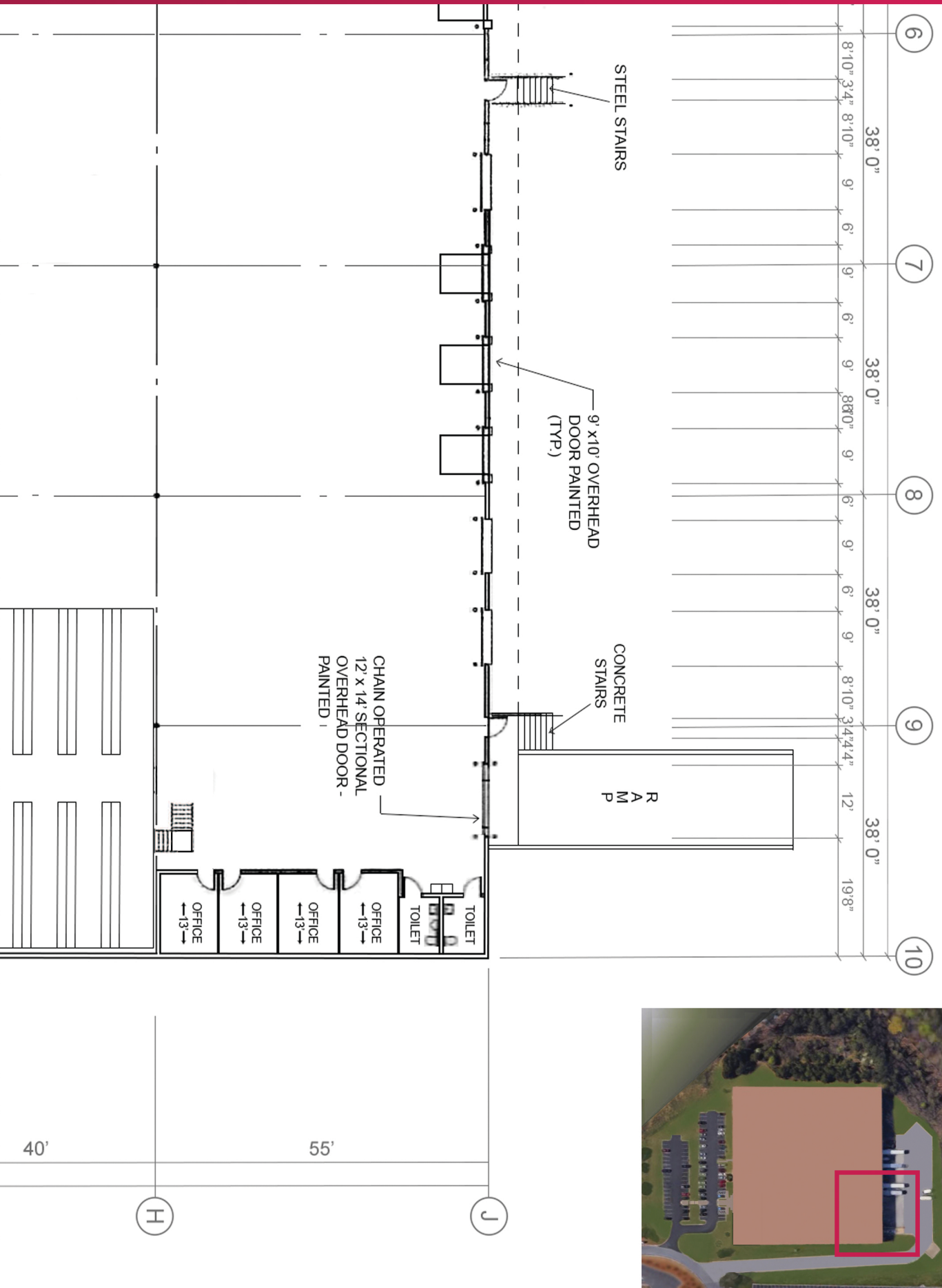


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NORTH CORNER



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