

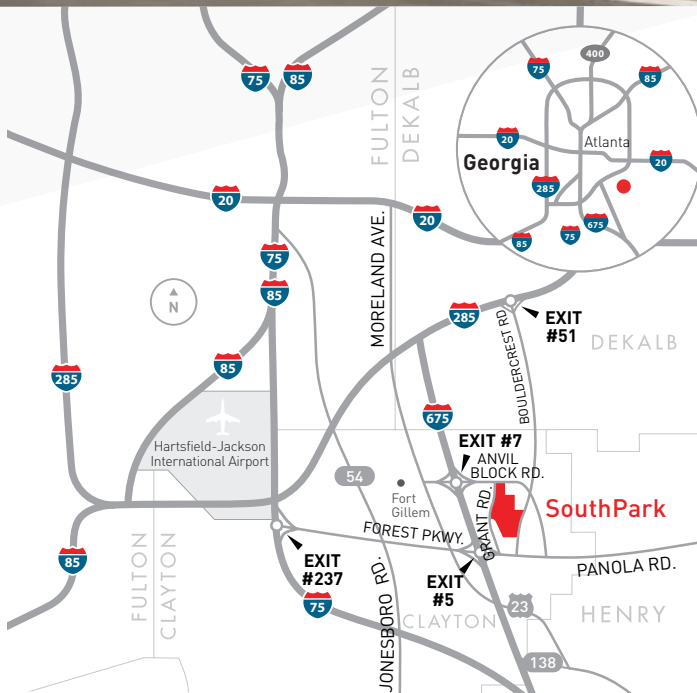
SouthPark, Atlanta, Georgia

4525 Southpark Blvd.

170,000 square feet



REPRESENTATIVE PHOTOGRAPH



For leasing information contact:

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NOW LEASING

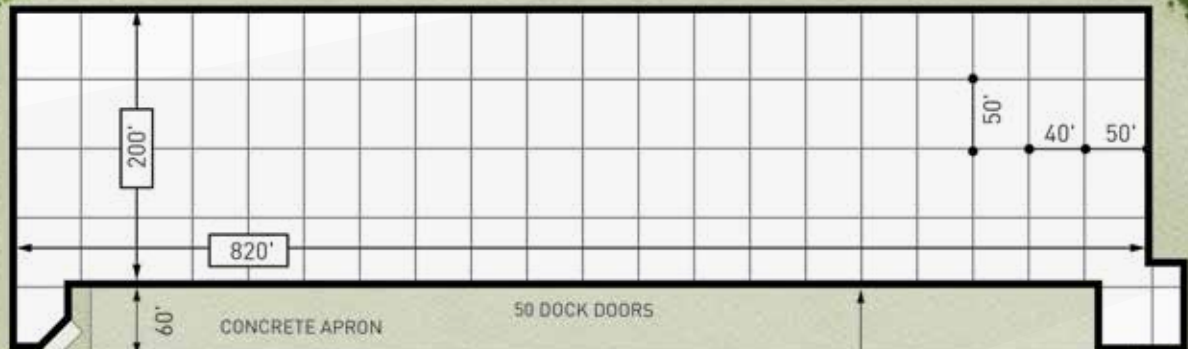
Front-Load Facility

Located one-half mile east of Anvil Block Road and I-675 interchange, with direct access to I-285 and I-75

The 4525 site is in McDonald's SouthPark development, a 352-acre master-planned park located on Anvil Block Road at I-675 in Clayton County, one exit south of I-285. The park offers convenient access to the freight terminals of Hartsfield-Jackson Atlanta International Airport and to Atlanta's major interstates including I-75, I-85, I-20 and I-285. The park currently contains over two million square feet with an additional 700,000 square feet of planned distribution space. The 4525 site contains approximately 9.6 acres for a planned 170,000 square foot front-load facility. The proposed building can be modified to suit a tenant's specific needs.



GRANT ROAD



CONCRETE APRON 50 DOCK DOORS
 24 PARKING SPACES 7 PARKING SPACES 49 PARKING SPACES

SOUTHPARK BOULEVARD



SouthPark 4525 Southpark Blvd.

- Building Type:** Front-Load
- Building Size:** 170,000 SF
- Construction:** Architectural Tilt-up Concrete
- Ceiling Height:** 32' Minimum to Bar Joist
- Column Spacing:** 40' W x 50' D
50' W at End Bays
- Dock Doors:** (50) 9' x 10' Dock-Highs
- Drive In Doors:** (2) 14' x 16' Ramped Drive-In Doors
- Car Parking:** 133 Car Parking Spaces
- Truck Court:** 130' Deep Truck Court with
60' Concrete Apron
- Sprinkler:** ESFR System

Building specifications can be modified to suit a tenant's specific needs.

SouthPark is located in Ellenwood in Clayton County, a Tier 1 area with available job tax credits of \$4,000 per job created for up to a five year period (see www.georgia.org for details).

