



116,848 SF Available
Available Q4 2024

3640 Royal South

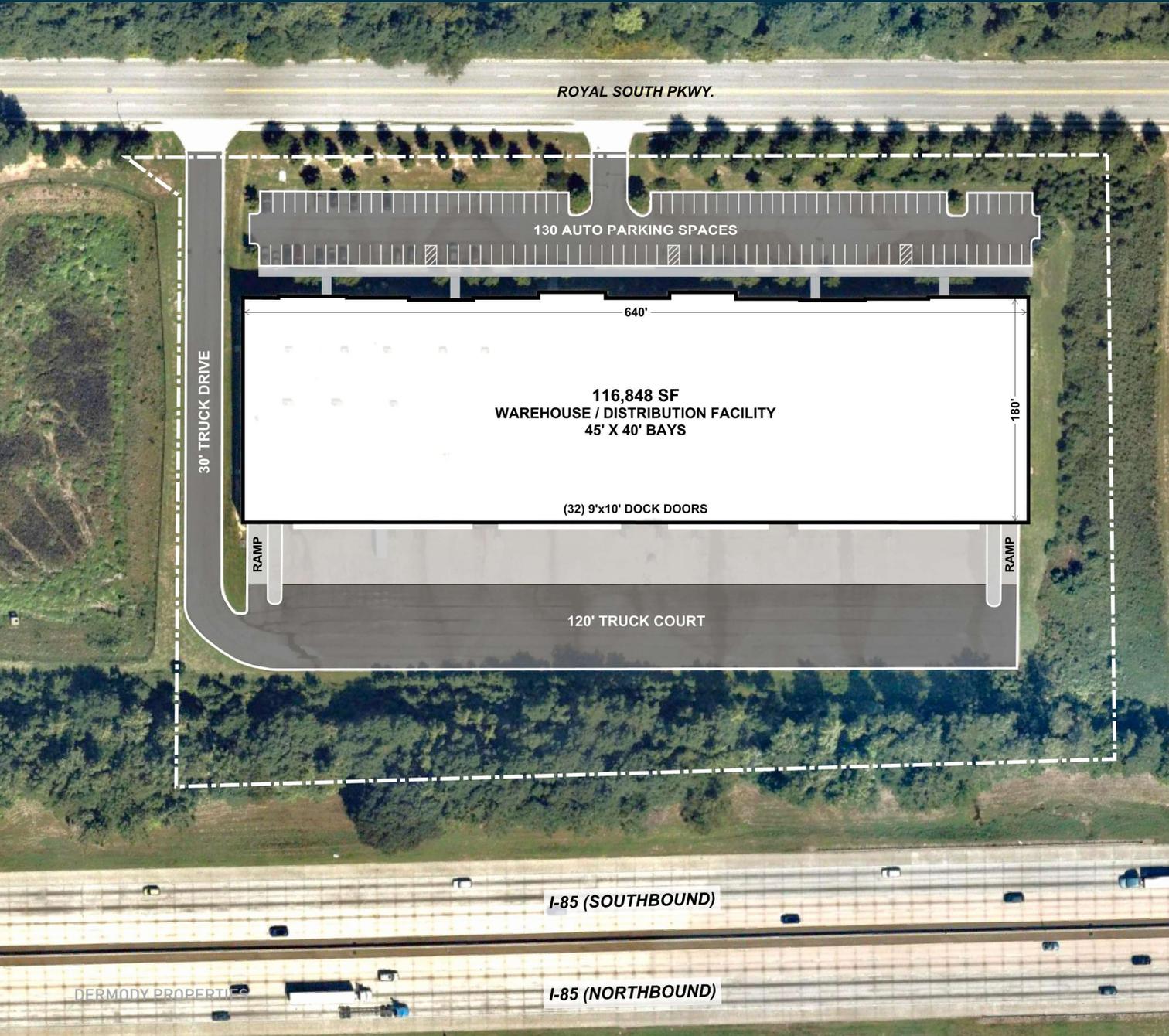
3640 Royal South Parkway | Atlanta, GA 30349



Dermody.com

Building Specifications

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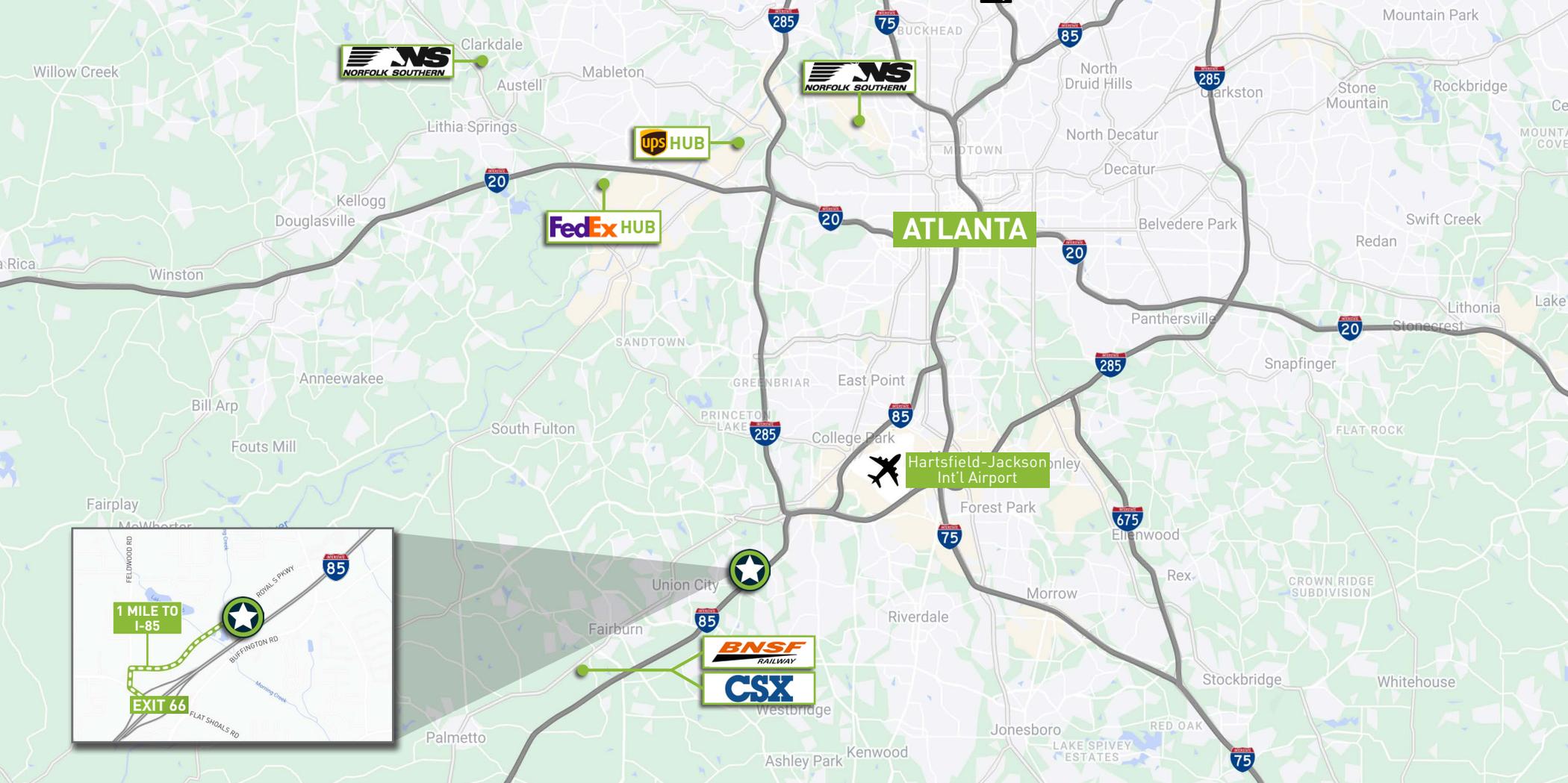


Specifications

Footprint	116,848 SF
Divisibility	Yes
Clear Height	Minimum 24'
Column Spacing	45' D x 40' W
Dock-High Doors	32 (9' x 10')
Drive-In Doors	2 (12' x 14')
Dock Levelers	18
Auto Parking	130
Power	1200 Amp
Lighting	LED
Roof	50 mil TPO
Fire Protection	ESFR

Planned Capital Improvements (Commencing Fall 2023)

- Pressure wash & seal-coat all exterior pavements
- Re-stripe auto parking lot
- Pressure wash & re-paint building exterior
- Replace all concrete walks
- Landscaping



Location

This Property is located in the Atlanta Airport submarket, which contains 130,305,572 square feet of industrial space. A majority of these industrial buildings are leased by a variety of light and bulk warehousing, manufacturing, distribution and e-commerce companies. Immediate corporate neighbors include: Kuehne + Nagel, Cavalier Logistics, Sims Lifecycle Services, Unipart Group, Aurora Parts, Pitney Bowes, Future Forwarding, Procter & Gamble, and Amazon.

The property's location provides immediate access to Atlanta's major transportation arteries via I-85 servicing the city, which include I-285, I-20, I-75 and GA-400. Atlanta's transportation arteries lend direct access to the Appalachian Regional Port, Port of Savannah and Port of Charleston.

With 806 million square feet of industrial space and counting, the Metro Atlanta market remains on solid footing. Atlanta's low business costs, abundance of labor, robust infrastructure and port access make it an important national distribution hub. Atlanta continues to benefit from fast-growing Southeastern ports such as those in Savannah and Charleston.

Ports & Transportation	Miles
Interstate 85 (Exit 66)	1 Mile
Interstate 285	3.5 Miles
Hartsfield-Jackson Int'l Airport	6.5 Miles
BNSF - Atlanta / CSX - Fairburn	7.5 Miles
Interstate 20	12 Miles
UPS Hub	17 Miles
FedEx Hub	20 Miles
Norfolk Southern - Inman Yard	20 Miles
Norfolk Southern - Austell	25 Miles
Appalachian Regional Port	110 Miles
Port of Savannah	250 Miles
Port of Charleston	315 Miles

Local Aerial

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About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$6.2 billion of total capital across all platforms nationwide, having acquired and developed approximately 100 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.

About Hughes Commercial Real Estate

Hughes Commercial Real Estate is a real estate brokerage, investment and development firm based in Atlanta, GA. We primarily focus on representing tenants, landlords and investors in the sale, leasing, development and management of industrial real estate. We've done business in nearly every major market throughout the United States with our strategic partners. We are a highly specialized firm focused on our clients' success.

About Strategic Real Estate Partners

Established in 2019, Strategic Real Estate Partners brings 70+ years and over \$2 billion worth of expertise in commercial real estate transactions to the Atlanta, Savannah, and Southeast real estate markets. Based in Atlanta, Georgia, SREP specializes in advising industrial property owners and users at local, national, and international levels across a comprehensive array of transactions, including tenant representation, landlord representation, acquisitions and dispositions, site selection, and more.



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