



116,848 SF Available

3640 Royal South

3640 Royal South Parkway | Atlanta, GA 30349



**DERMODY
PROPERTIES**



HUGHES
COMMERCIAL REAL ESTATE

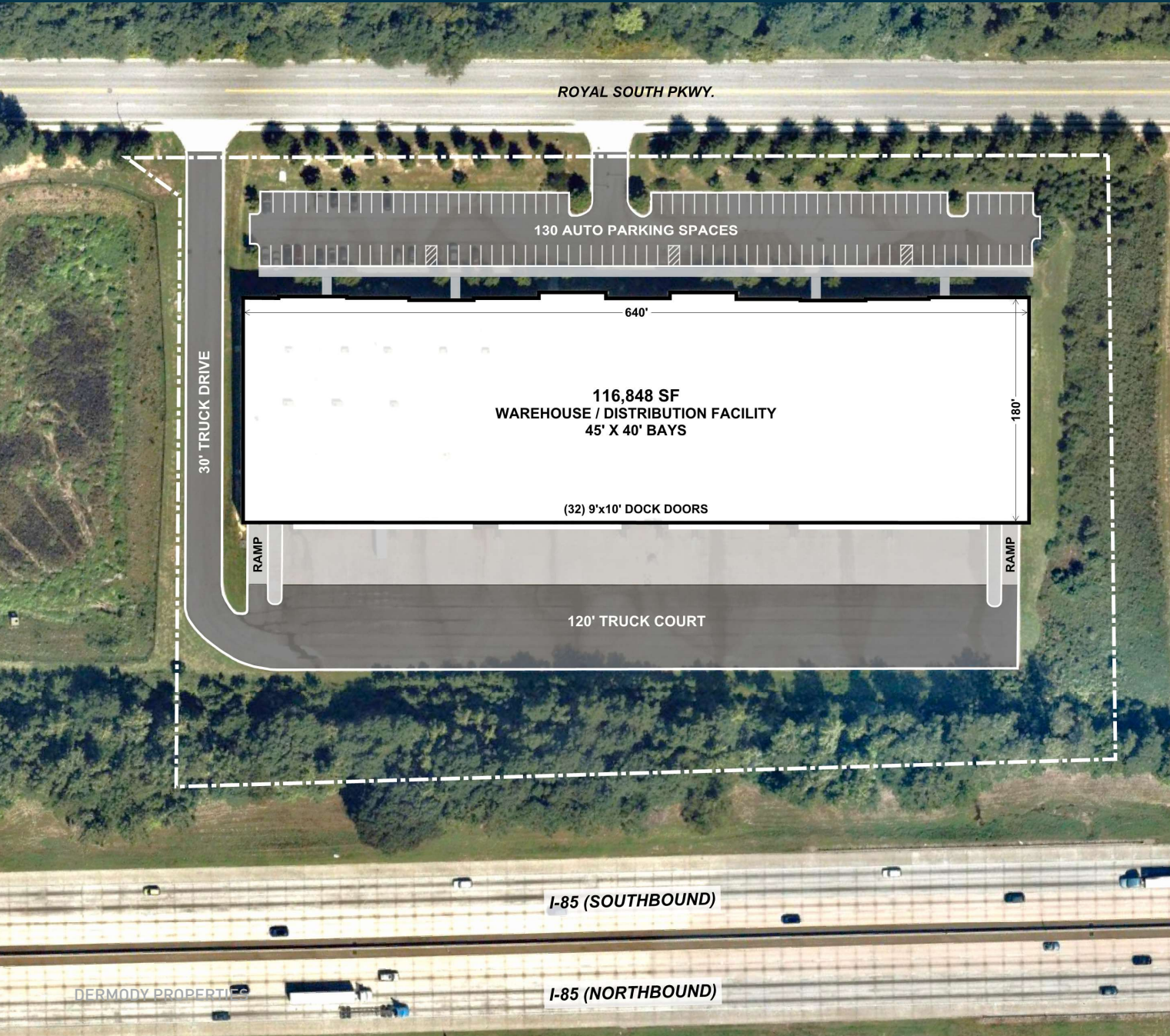


STRATEGIC
REAL ESTATE PARTNERS, LLC

Dermody.com

Building Specifications

3640 Royal South Parkway | Atlanta, GA 30349



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 |

Recent Capital Improvements

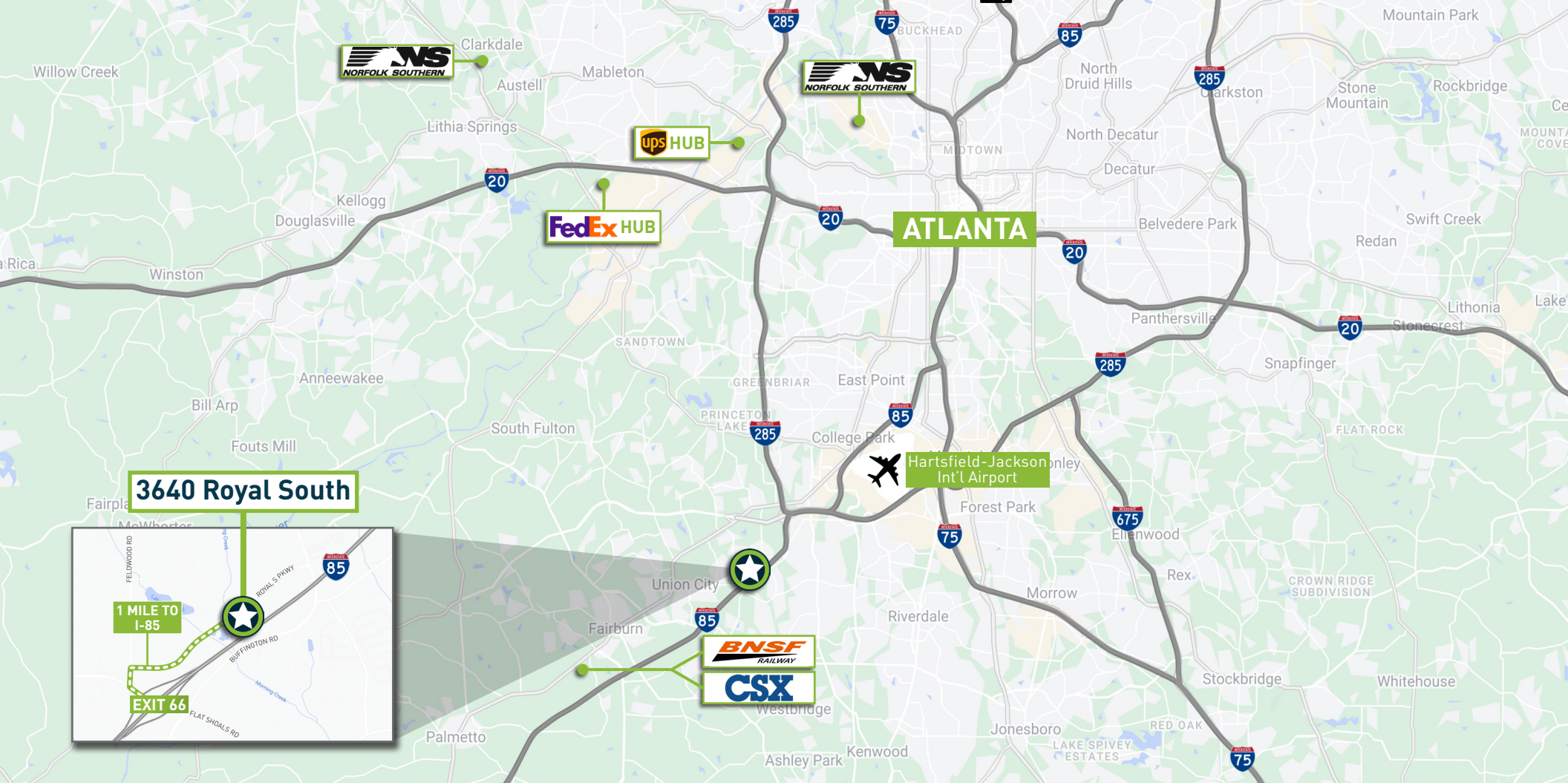
All exterior pavements pressure washed & seal coated

Re-stripped auto parking lot

Re-caulked all tilt panel joints, pressure washed, & painted building exterior

Replaced all concrete walkways

Enhanced 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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Atlanta, GA 30349

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 \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 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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