

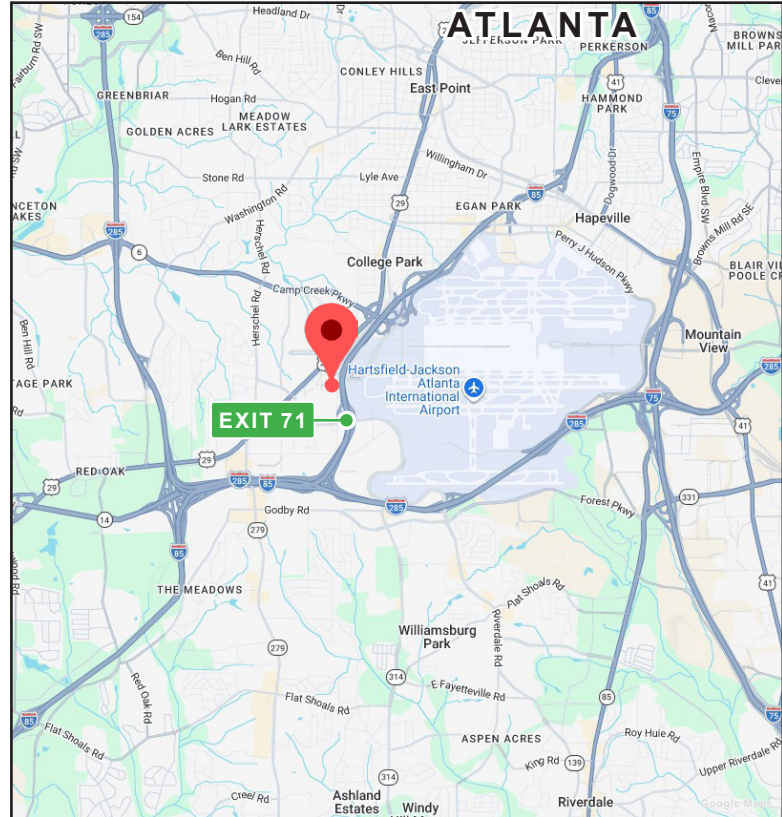
# FOR LEASE

4415 BEST ROAD, COLLEGE PARK, GA 30337



## PROPERTY INFORMATION

<b>BUILDING SIZE</b>	13,423 SF
<b>OFFICE</b>	1,808 SF Total <ul style="list-style-type: none"><li>◦ 758 SF North End of Building (Office, Kitchen &amp; Restroom)</li><li>◦ 1,050 SF South End of Building (Office &amp; 1 Restroom)</li></ul>
<b>WAREHOUSE</b>	11,615 SF
<b>CLEAR HEIGHT</b>	15' Clear
<b>DRIVE-IN DOORS</b>	Five (5) Total, One (1) Ramp
<b>DOCK-HIGH DOORS</b>	One (1)
<b>ZONING</b>	M2 - Heavy Industrial
<b>OUTDOOR STORAGE</b>	±1 Acre
<b>LOCATION</b>	<ul style="list-style-type: none"><li>• ±0.7 mi to I-85 (Exit 71)</li><li>• ±2 mi to I-285</li><li>• ±2.5 mi to Hartsfield-Jackson Atlanta International Airport</li><li>• ±5.2 mi to I-75</li></ul>



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



**Hughes Commercial Real Estate, Inc.**  
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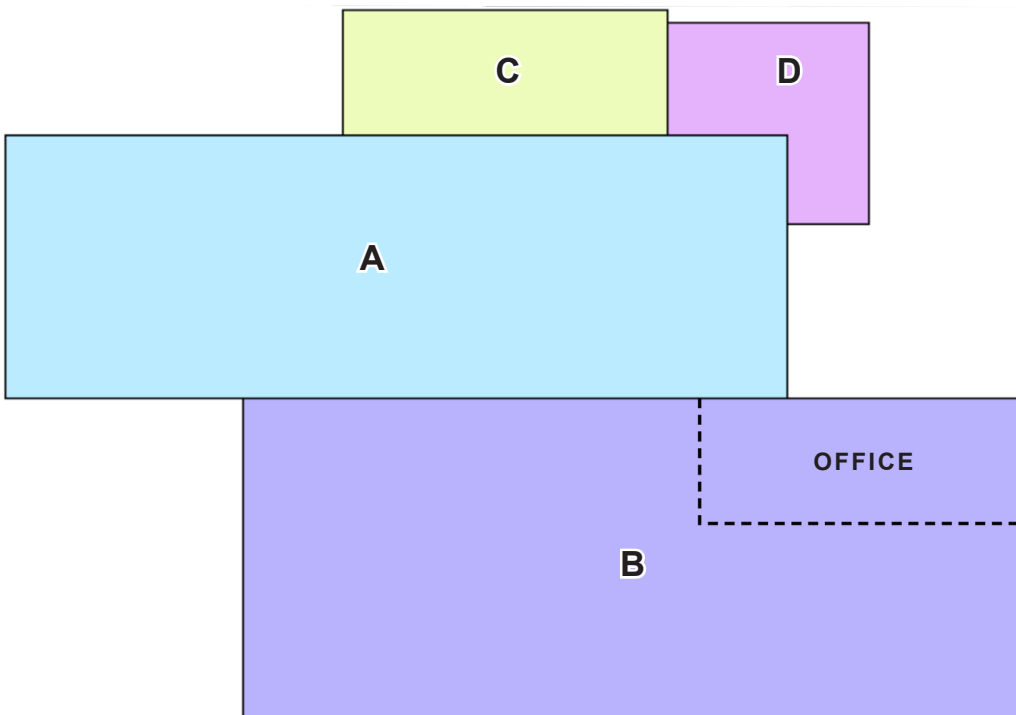
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## AERIAL VIEW



## FLOOR PLAN



### AREA DESCRIPTION

<b>A</b>	6,375 SF Warehouse
<b>B</b>	5,250 SF: <ul style="list-style-type: none"><li>• ±1,050 SF Office &amp; One (1) Restroom</li><li>• ±4,200 SF Warehouse</li></ul>
<b>C</b>	1,040 SF Warehouse
<b>D</b>	758 SF Office <ul style="list-style-type: none"><li>• Includes Kitchen &amp; Restroom</li></ul>

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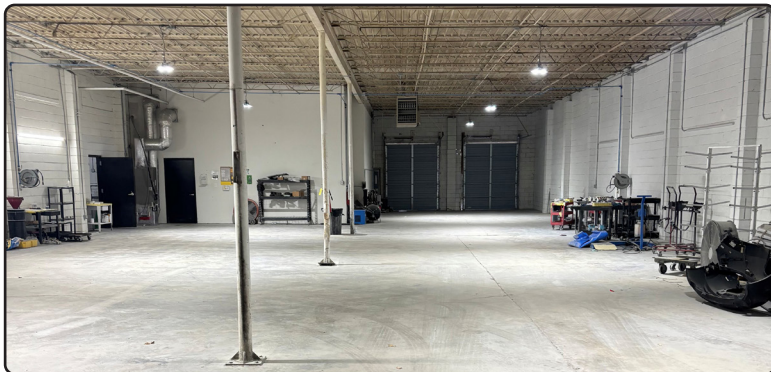


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