

SOUTHEASTERN FOOD CAMPUS

3569 INTERNATIONAL PARK DRIVE, ATLANTA, GA



SOUTHEASTERN Food Campus

±140,160 SF Cold Storage Warehouse For Sale or Lease

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COLLIERS FOOD ADVISORY SERVICES
colliersfoodadvisoryservices.com

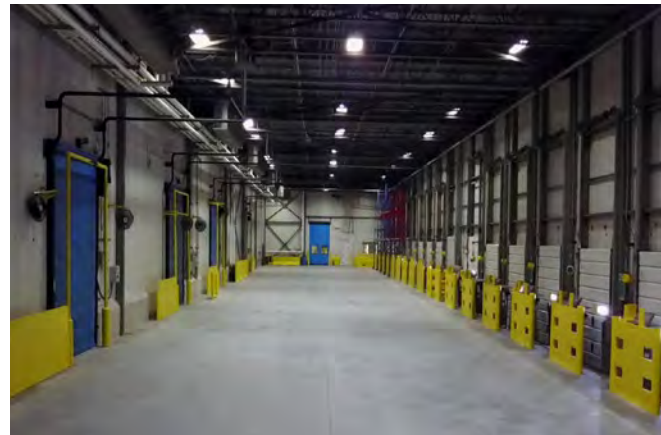
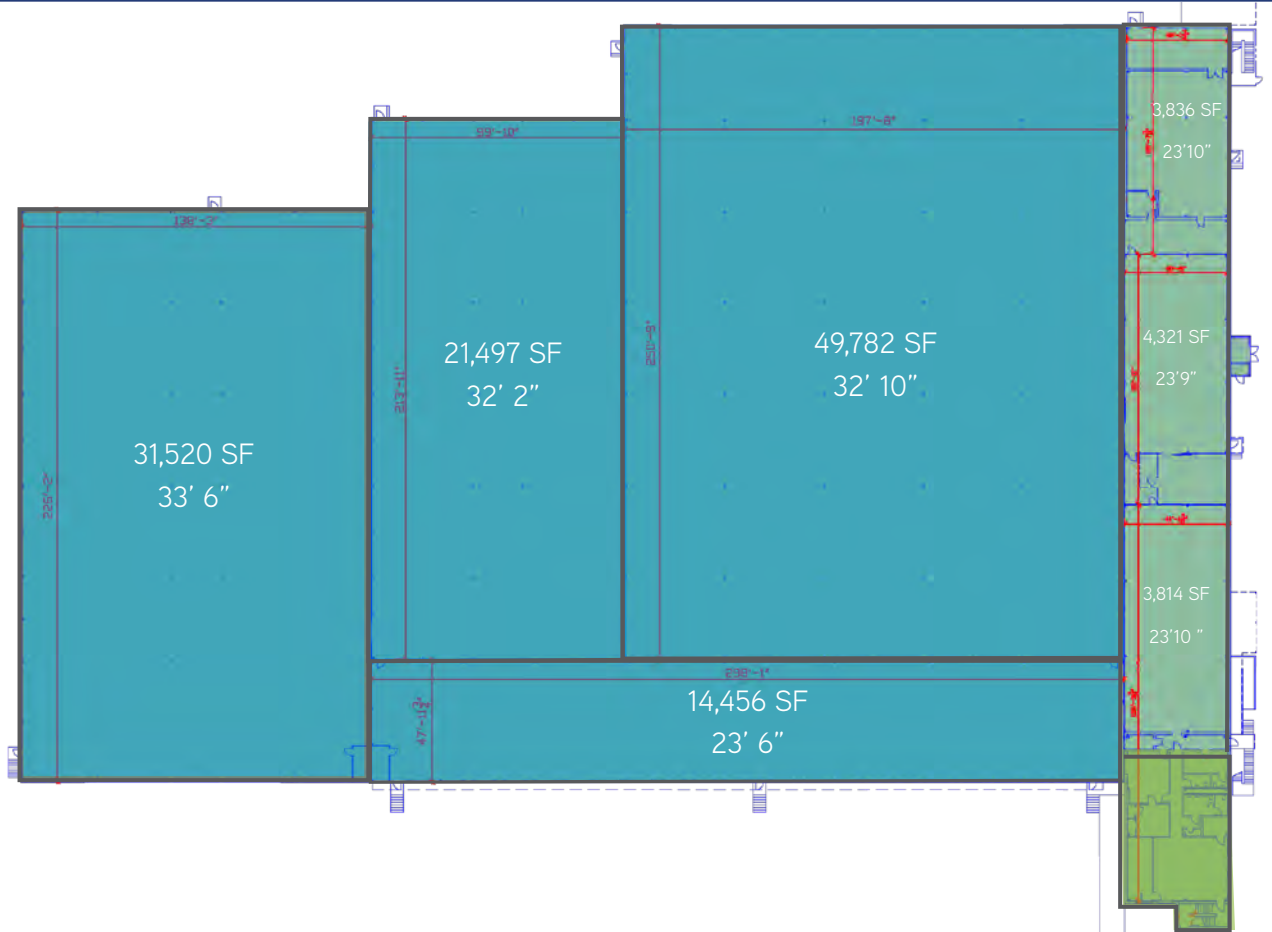
Highridge  Provender



FLOOR PLAN

STREET	3569 International Park Drive
ADDRESS:	Atlanta, GA 30316
SIZE	±140,160 SF
OFFICE	±3,067 SF
YEAR BUILT	1993
YEAR RENO	2017
REFRIGERATION	Ammonia
TEMPERATURE	-20° F to 5° F (multiple zones)
COLUMN SPACING	50' x 40'
CEILING HEIGHT	32' - 34'
PALLET POSITIONS	±16,000
FLOOR HEAT	Glycol
LIGHTING	T5 motion
SPRINKLER	Dry pipe
TRAILER STORAGE	46 off dock trailer spots
CAR PARKING	94 car parks
DOCK DOORS	20; 30,000 lb interior pit levelers

- RECENT RENOVATIONS
- Cold dock slab repoured with glycol heat
 - New rooftop and engine room piping/insulation
 - Upgraded glycol solenoid valve (increased sub-floor heating capacity/temps)
 - New relief valve package
 - Upgraded engine room ventilation
 - Building repainted
 - Parking areas resealed & restriped



SITE PLAN

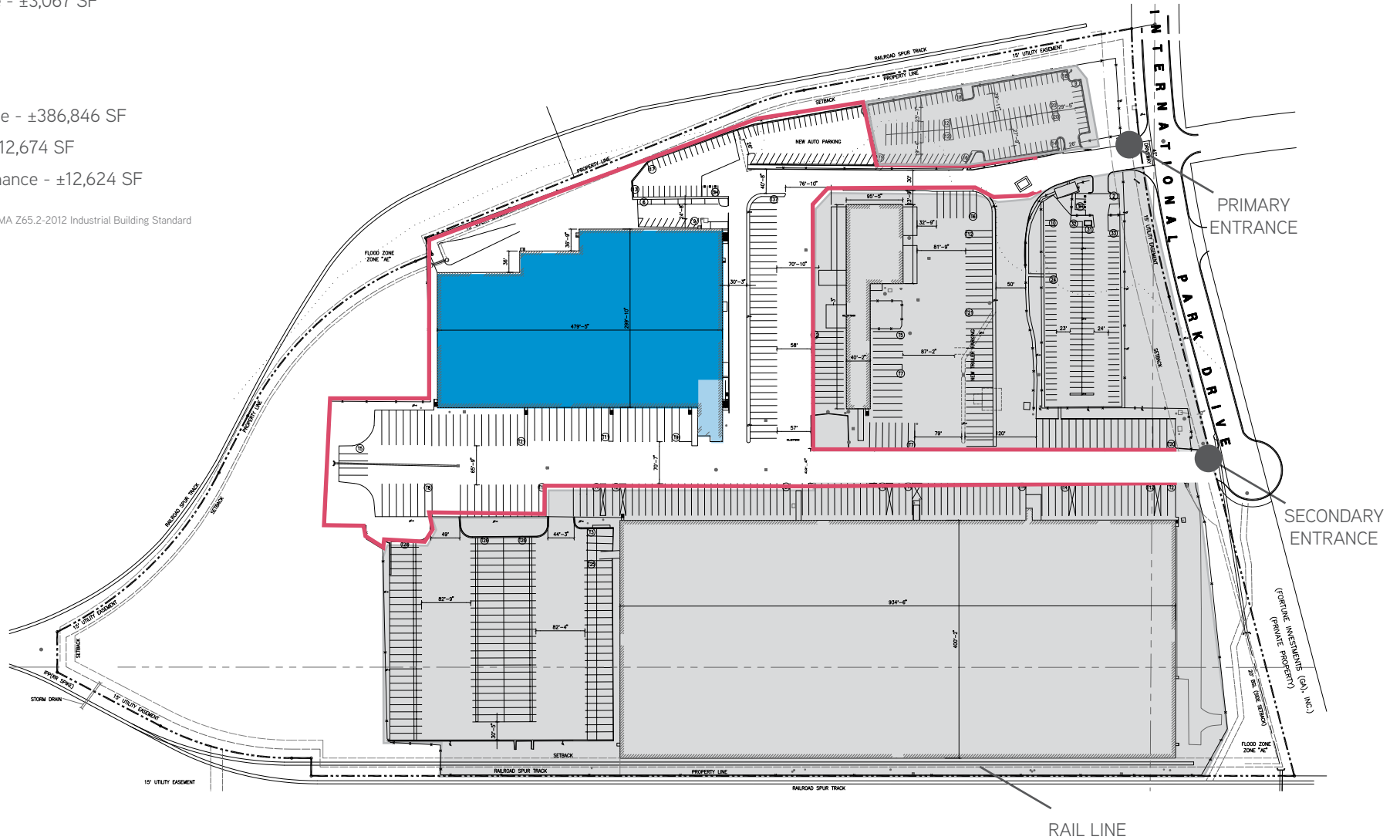
KEY

- Freezer Warehouse - ±140,160 SF
- Freezer Office - ±3,067 SF

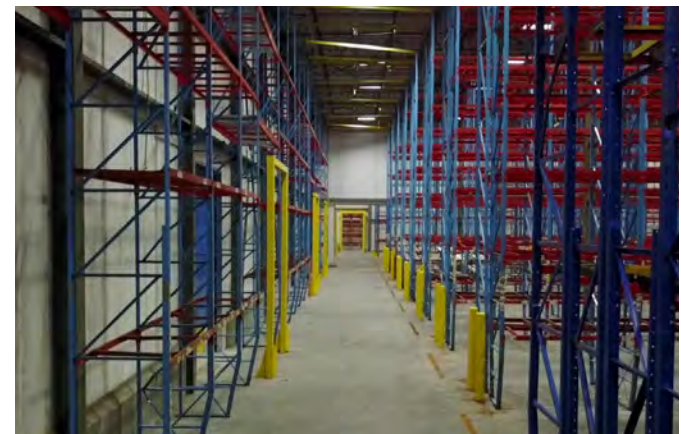
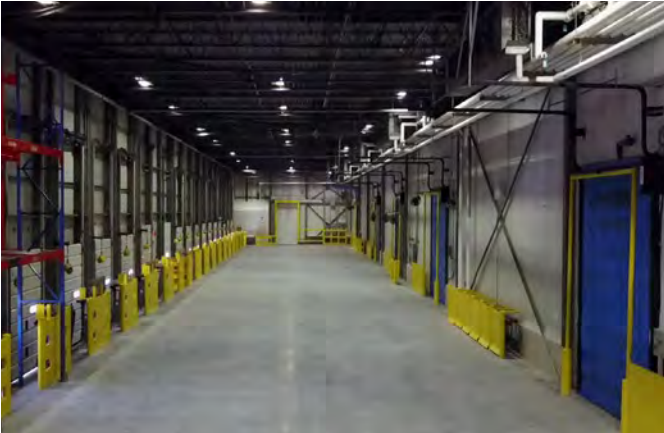
LEASED

- Dry Warehouse - ±386,846 SF
- Dry Office - ±12,674 SF
- Truck Maintenance - ±12,624 SF

* Measurements per ANSI/BOMA Z65.2-2012 Industrial Building Standard



PHOTOS



LOCATION

The Southeastern Food Campus is located in a Less Developed Census Tract (LDCT), which means companies are eligible for job tax credits of up to \$3,500 per new employee hired for up to 5 years.

For example, suppose a distributor creates 100 jobs at the facility. The company would be eligible for tax credits in the amount of \$1,750,000 over a 5 year period. This is calculated as follows:

$$100 \text{ jobs} \times \$3,500 \text{ credit/job} = \$350,000/\text{year} \times 5 \text{ years} = \$1,750,000.$$

INTERMODAL FACILITIES WITHIN 30 MILES

- Whitaker Rail Yard, Atlanta NS
- Inman Rail Yard, Atlanta NS
- Hulsey Rail Yard CSX
- Fairburn Industry Yard CSX

AIRPORTS

- Hartsfield Jackson Int'l 8.1 miles
- Charlotte Douglas 243 miles
- Chicago O'Hare Int'l 746 miles
- Dallas / Ft Worth Int'l 811 miles

SEA PORTS

- Savannah 240 miles
- Charleston 294 miles
- Jacksonville 347 miles
- New Orleans 454 miles
- Norfolk 606 miles
- Miami 662 miles
- Newark 876 miles



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