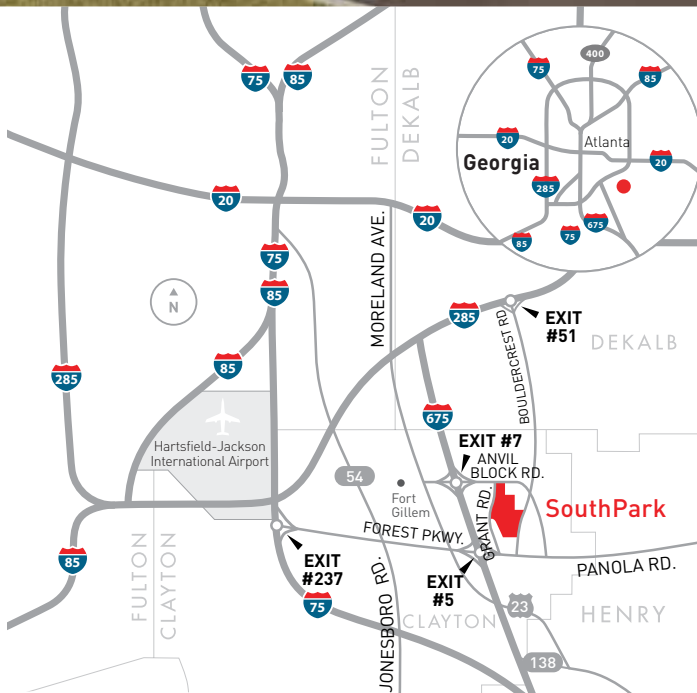


SouthPark

4525 Southpark Blvd.

170,000 square feet



For leasing information contact:

John Downing
jdowning@mcdco.com
404.239.0885

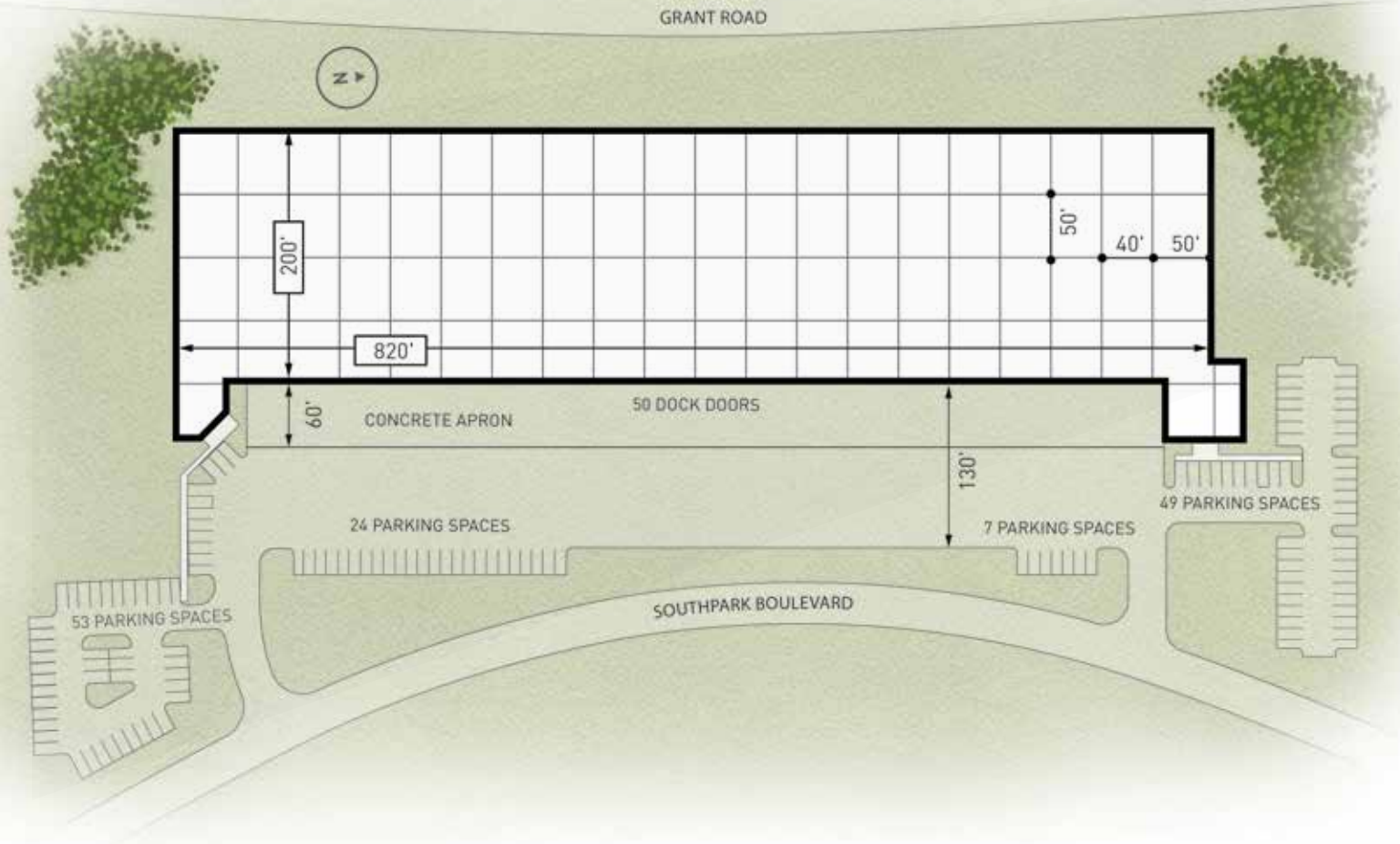
NOW LEASING

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

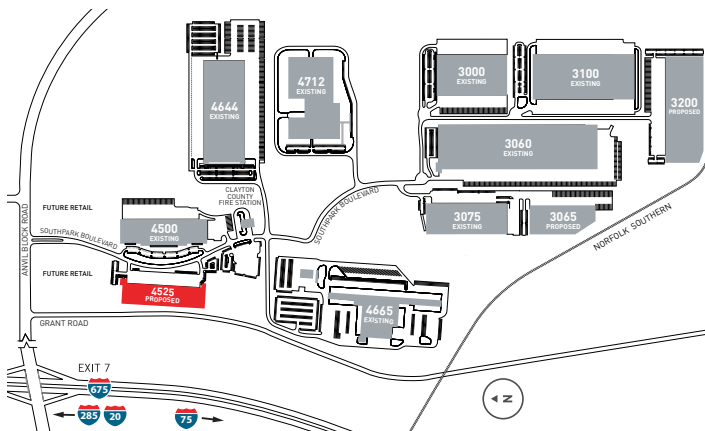
The 4525 site is in McDonald's SouthPark development, a 352-acre master-planned park located on Anvil Block Road at I-675 in Clayton County, one exit south of I-285. The park offers convenient access to the freight terminals of Hartsfield-Jackson Atlanta International Airport and to Atlanta's major interstates 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.





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).