

**SBC** SOUTHSIDE  
BUSINESS  
CENTER

Developed by  
**1**  
**ROOKER**

# SOUTHSIDE BUSINESS CENTER

72,000 SF FOR LEASE



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY SUMMARY

SOUTHSIDE INDUSTRIAL PARKWAY  
*Atlanta, GA 30354*

## HIGHLIGHTS

- Building SF: +/- 72,000 SF
- Office Space: BTS
- Construction: Tilt-up construction
- Building Dimensions: 180' deep by 400' wide
- Ceiling Height: 32' minimum
- Column spacing: 52' x 60'; 60' deep speed bay

## PROPERTY SUMMARY

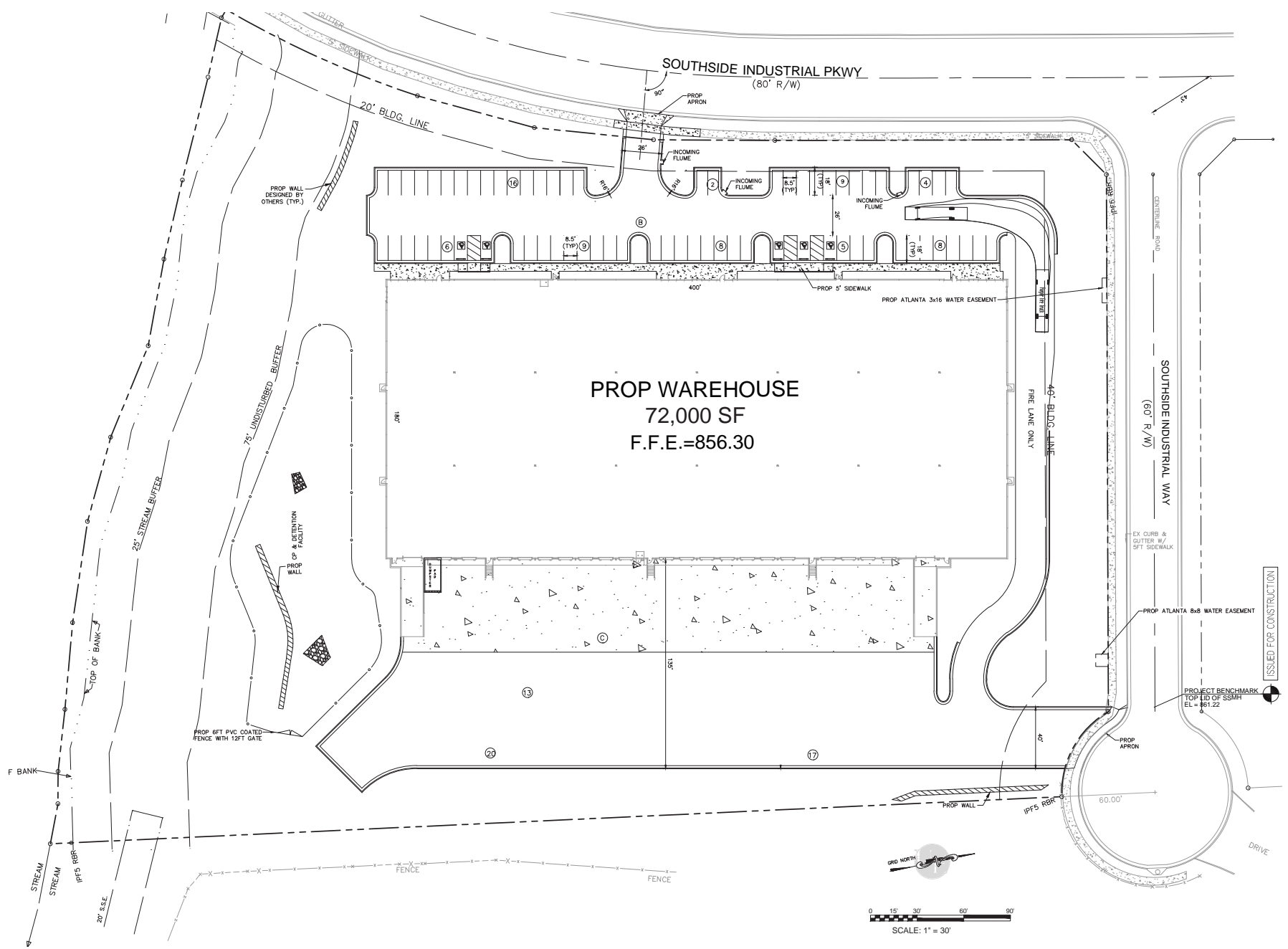
- Truck Court: 135'; 60' concrete pad
- Sprinkler: ESFR
- Dock Doors: 20 (9' x 10') dock high doors
- Ramps: 2 concrete ramps
- Car Parking: 70 parking spaces; up to 125 parking spaces
- Acreage: 6.58 acres
- Configuration: Rear-load
- Electrical Service: 1,200 amps
- Freeport: 100% Freeport exemption

## LOCATED IN A LESS DEVELOPED CENSUS TRACT (LDCT)

- \$3500 tax credit per new job created with minimum 5 jobs
- Must be applied to income tax before claiming withholding
- Credit applied to future withholding tax returns

\* For additional information, visit [investatlanta.com](http://investatlanta.com), or contact Keisha Allen at [kallen@investatlanta.com](mailto:kallen@investatlanta.com) or call 404 614 8314.





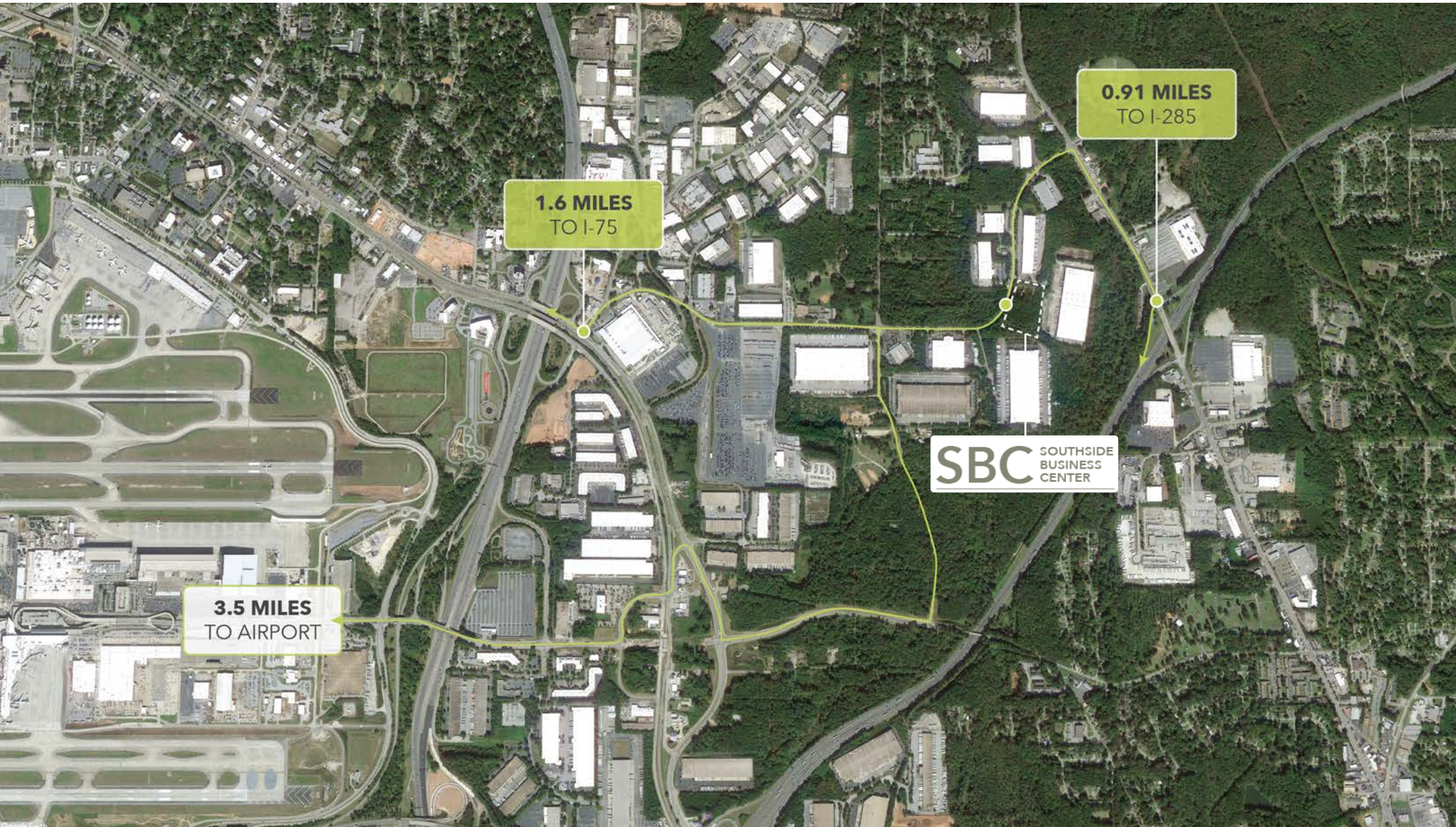


## CORPORATE NEIGHBORS





## LOGISTICS HIGHLIGHTS





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