



INDUSTRIAL DISTRIBUTION FACILITY

FOR LEASE

Available Now

5080 NORTH ROYAL ATLANTA DR
TUCKER, GA 30084
DEKALB COUNTY

Property Highlights

- Total SF: 105,600 (divisible 44k-105k sf)
- Office SF: 6,277
- Clear Height: 24'
- Parking: 64 spaces
- 16 dock doors (9x10)
- 2 drive-in doors (12x14)
- ESFR Sprinklered
- Lighting: T5
- Truck Court: 130'
- Bay Depth: 220'
- Electrical: 1600 amp, 480 volt (105k sf)
- Electrical: 800 amp, 480 volt (per divisible space: 44k sf or 61,600 sf)
- Column Spacing: 44 w x 40 d
- New: TPO roof, truck court asphalt & exterior paint

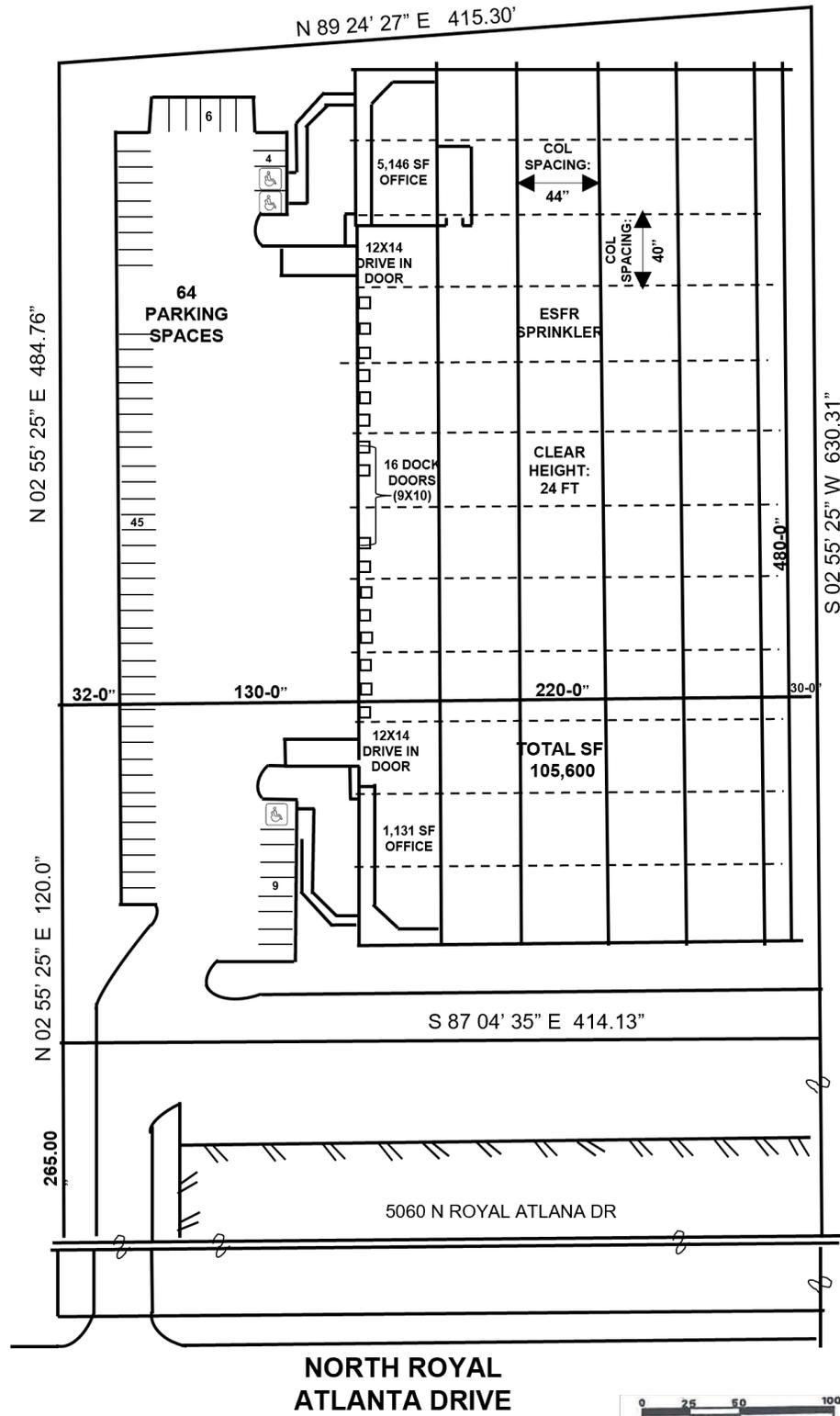
EMMA JACKSON
LEASING EXECUTIVE

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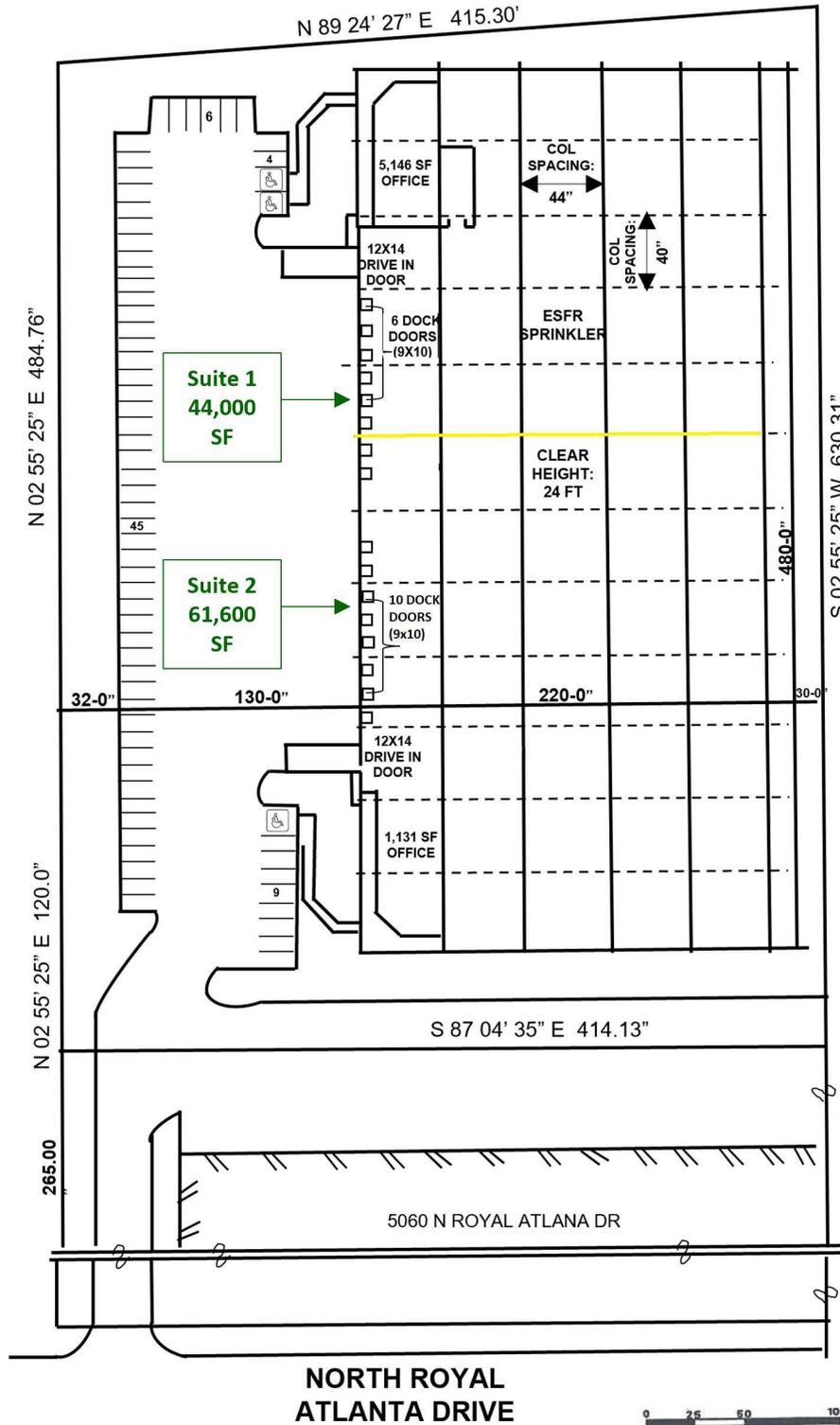
5080 NORTH ROYAL ATLANTA DR SITE PLAN: 105k SF



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5080 NORTH ROYAL ATLANTA DR SITE PLAN: 44K-105K SF

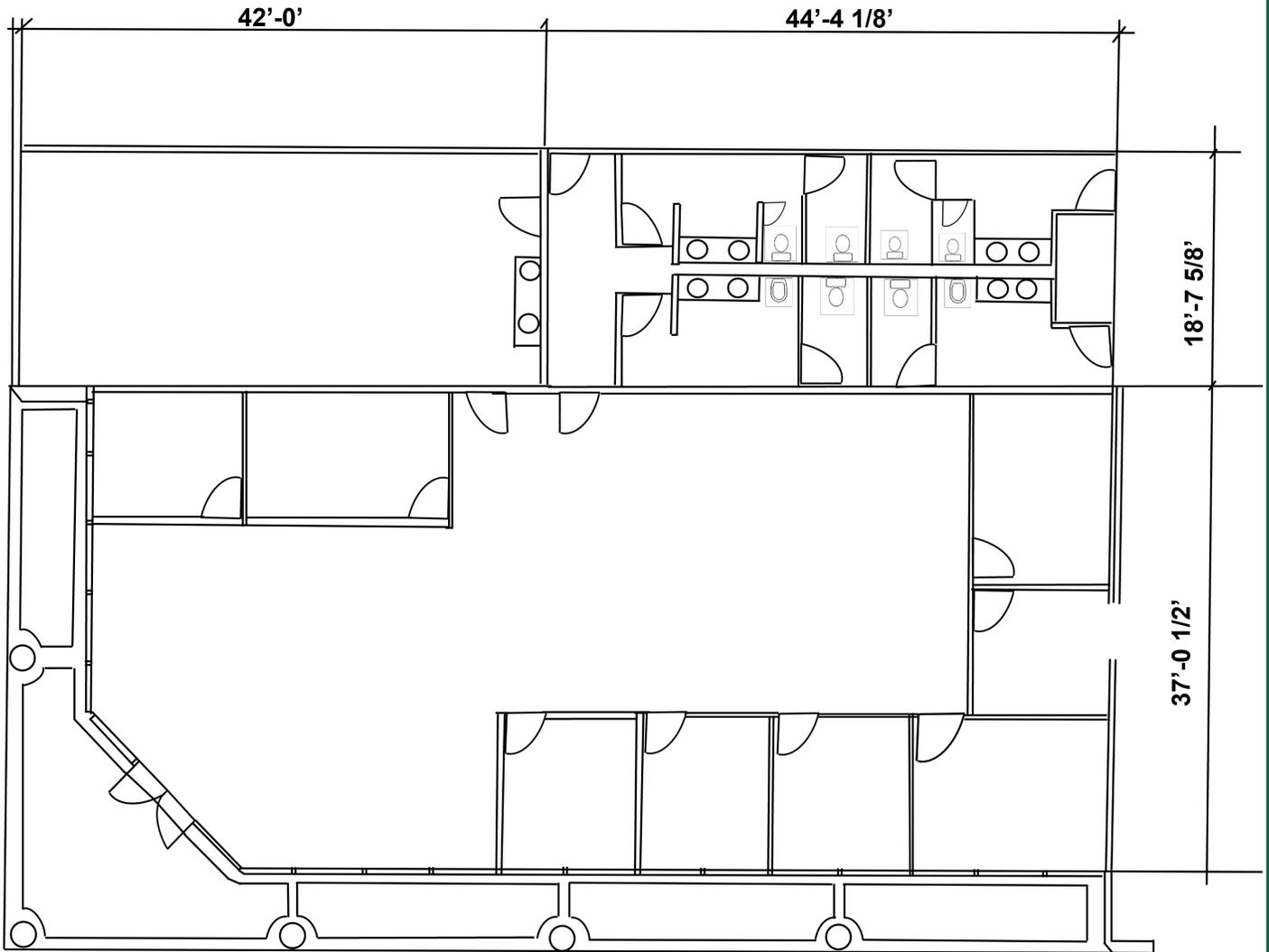


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Suite 1: Office Floor Plan (5,146 SF)

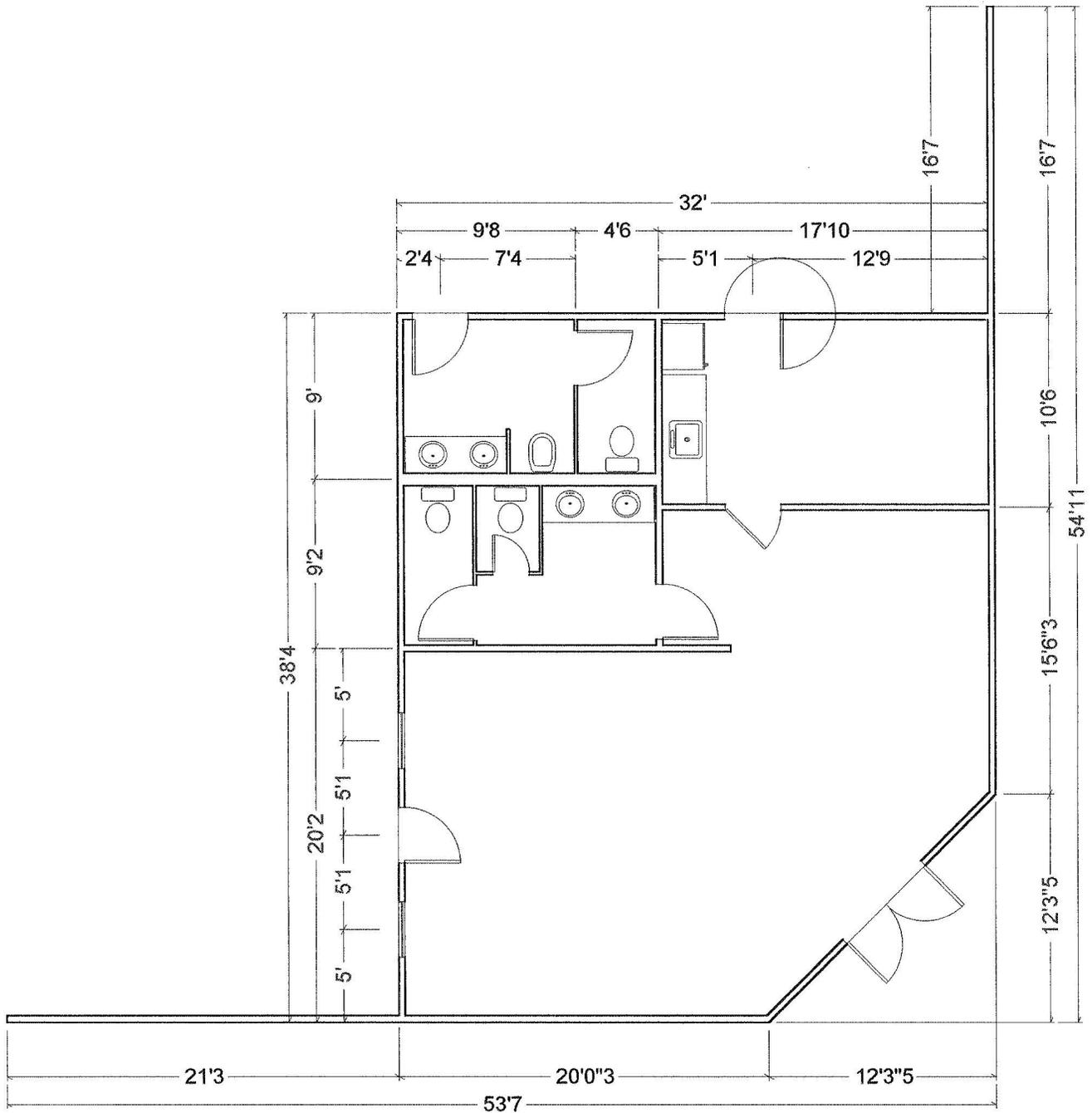


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Suite 2: Office Floor Plan (1,131 SF)



5080 NORTH ROYAL ATLANTA DR PROPERTY DETAILS

Ste	Approx. Total SF	Approx Office SF	Base Rent/SF	Base Rent/Mo.	CAM/SF	CAM/Mon.	Taxes SF	Taxes/Mon.	Ins./SF	Ins./Month	Water	Clear Height	Power	DH	DI
5080	105,600	6,277	\$8.50	\$74,800	\$1.00	\$8,800	\$1.00	\$8,800	\$0.17	\$1,496	Tenant Pays	24'	1,600 amp, 480-volt	16	2
1	44,000	5,146	\$10.00	\$36,667	\$1.00	\$3,667	\$1.00	\$3,667	\$0.17	\$624	Tenant Pays	24'	800 amp, 480-volt	6	1
2	61,600	1,131	\$9.00	\$46,200	\$1.00	\$5,133	\$1.00	\$5,133	\$0.17	\$873	Tenant Pays	24'	800 amp, 480-volt	10	1



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