

INDUSTRIAL SPACE FOR LEASE



NORTHROYAL ATLANTA BUSINESS PARK

5002 & 5060 N ROYAL ATL DR
TUCKER, GA 30084

LEASING CONTACT:

EMMA JACKSON
LEASING EXECUTIVE

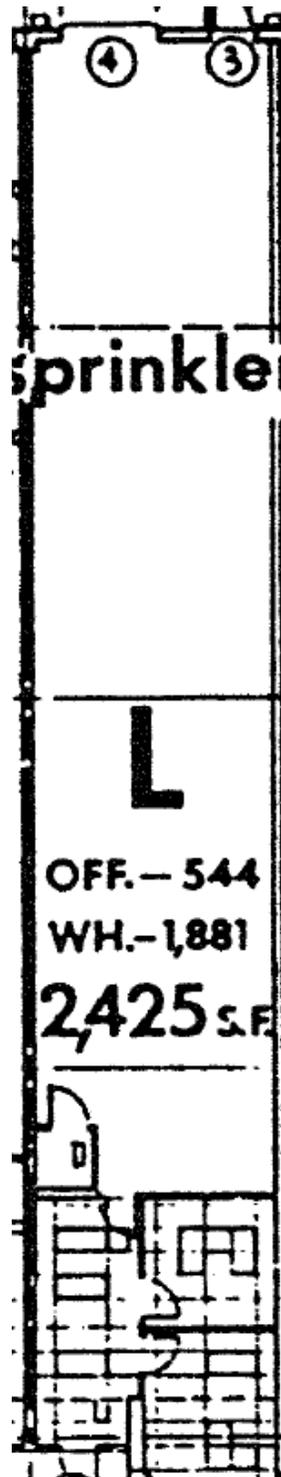
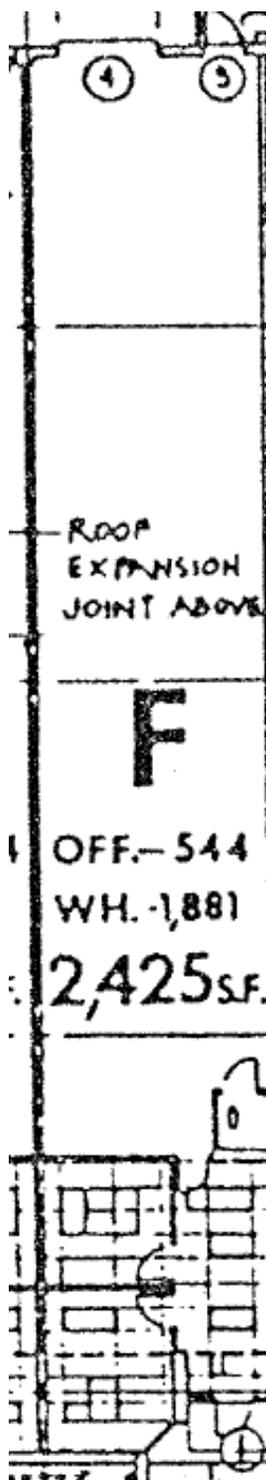
 **SHAHEEN**
DEVELOPMENT COMPANY, LLLP

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5002 N ROYAL ATL DR SUITES F,L, N or R



5002 N ROYAL ATL DR SUITES F, L, N OR R

Ste	Approx Total SF	Approx Office SF	Base Rent/SF	Base Rent/Mon.	CAM/Mon.	Water/Mon.	Est Monthly Tax & Insurance	Yr One Total Rent/Month	DH	DI	R R	Avail
F or L	2,425	545	\$16.00	\$3,233	\$202	\$50	\$355	\$3,840	1	0	1	Now
N	2,425	545	\$16.00	\$3,233	\$202	\$50	\$355	\$3,840	1	0	1	Now
R	4,075	850	\$15.00	\$5,094	\$340	\$50	\$598	\$6,082	2	0	1	Now

CAM: \$1/SF
TAXES: \$1.59/SF
INSURANCE: \$0.17/SF

Tenant responsible for dumpster

CLEAR HEIGHT: 16 FT
POWER: 3PH (200A,120/208V)

3625 Cumberland Blvd. SE Suite 250
Atlanta, GA 30339

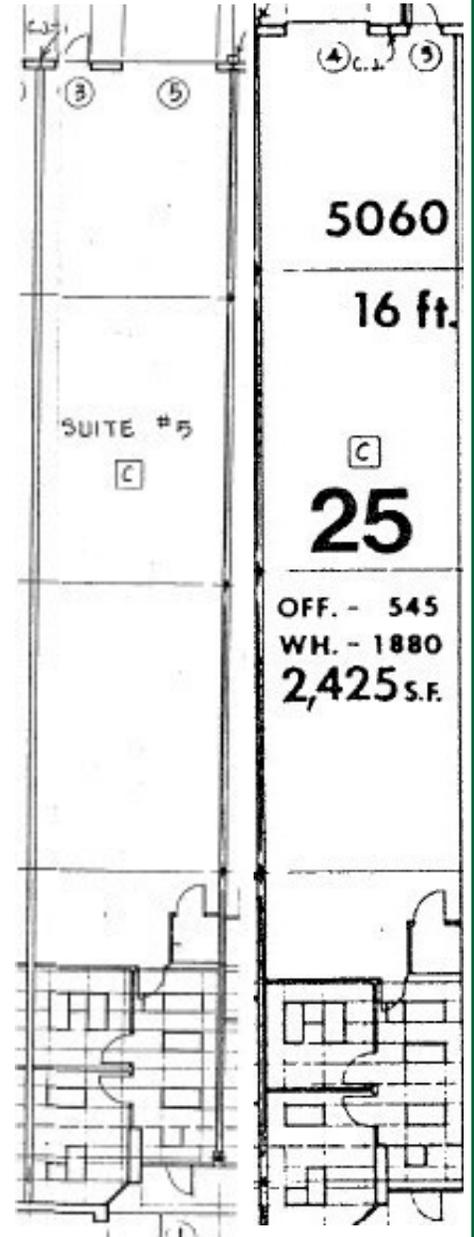
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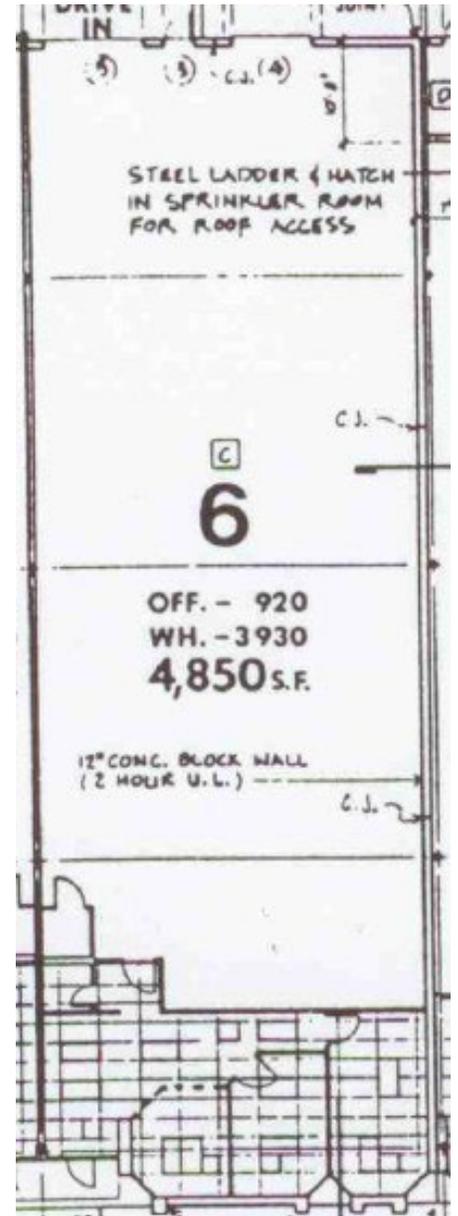
5060 N ROYAL ATL DR SUITES 4-5, 11 OR 25

Approx TotalSF	Approx. OfficeSF	Base Rent/SF	Base Rent/Mon.	CAM/SF	CAM/Mon.	Water/Mon.
2,425	545	\$16.00	\$3,233	\$1.00	\$202	\$50
Est Monthly Tax & Insurance	Clear Height	Power	DH	DI	RR	Avail
\$305	16 ft	200 Amp, 120/208 volt	25: One	4, 5, 11: One	1	Now 4: 6/15



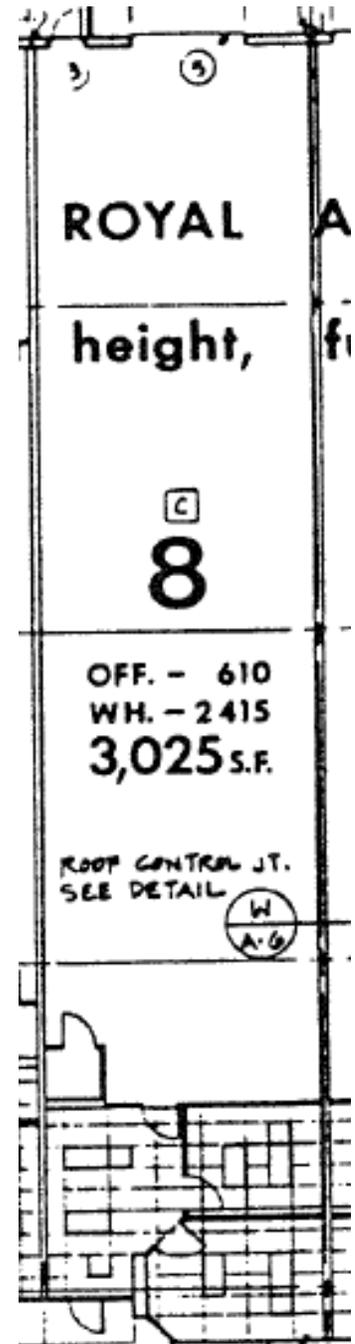
5060 N ROYAL AT LDR SUITE 6

Approx Total SF	Approx. Office SF	Base Rent/ SF	Base Rent/ Mon.	CAM/ SF	CAM/ Mon.	Water/ Mon.
4,850	920	\$15.00	\$6,467	\$1.00	\$404	\$100
Est Monthly Tax & Insurance	Clear Height	Power	DH	DI	RR	Avail
\$610	16 ft	200 Amp, 120/208 volt	1	1	2	7/15



5060 N ROYAL ATL DR SUITE 8

Approx Total SF	Approx. Office SF	Base Rent/ SF	Base Rent/ Mon.	CAM/ SF	CAM/ Mon.	Water/ Mon.
3,025	610	\$15.00	\$3,781	\$1.00	\$252	\$50
Est Monthly Tax & Insurance	Clear Height	Power	DH	DI	RR	Avail
\$380	16 ft	200 Amp, 120/208 volt	0	1	1	7/15



5060 N ROYAL ATL DR SUITE 20

Approx TotalSF	Approx. OfficeSF	Base Rent/SF	Base Rent/Mon.	CAM/SF	CAM/Mon.	Water/Mon.
3,630	730	\$15.00	\$4,538	\$1.00	\$303	\$100
Est Monthly Tax & Insurance	Clear Height	Power	DH	DI	RR	Avail
\$457	16 ft	200 Amp, 120/208 volt	2	TBD	2	Now



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