

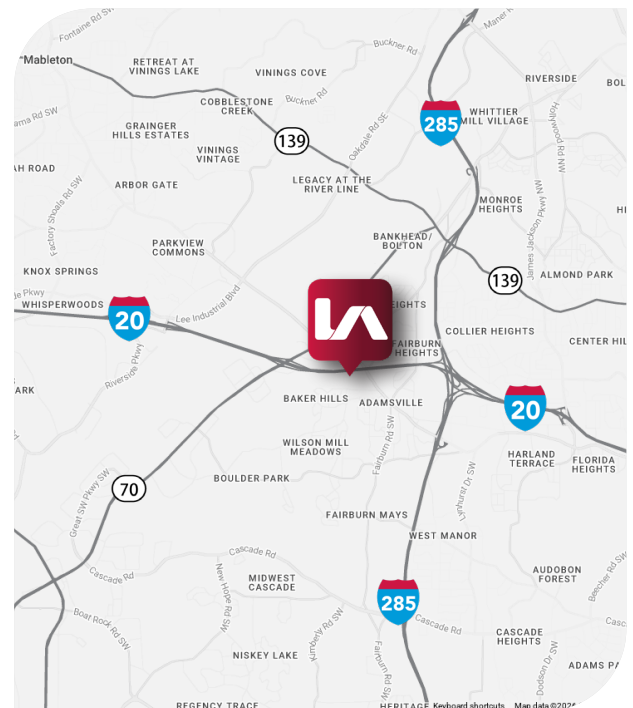
**FOR LEASE**

**5,100 SF**

**3938 SHIRLEY DRIVE SW | ATLANTA, GA 30336**

## PROPERTY OVERVIEW

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING SIZE: | 38,266 SF                                                                                                                          |
| AVAILABLE SF:  | 5,100 SF                                                                                                                           |
| CLEAR HEIGHT:  | 18'5"                                                                                                                              |
| ZONING:        | M2                                                                                                                                 |
| PARKING RATIO: | 1.05 / 1,000 SF                                                                                                                    |
| SPRINKLER:     | Yes                                                                                                                                |
| COMMENTS:      | <ul style="list-style-type: none"><li>• 183,800+ VPD on adjacent I-20</li><li>• City sewer and water utilities available</li></ul> |



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**TREY TUMLIN**

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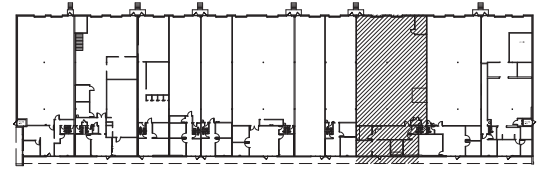
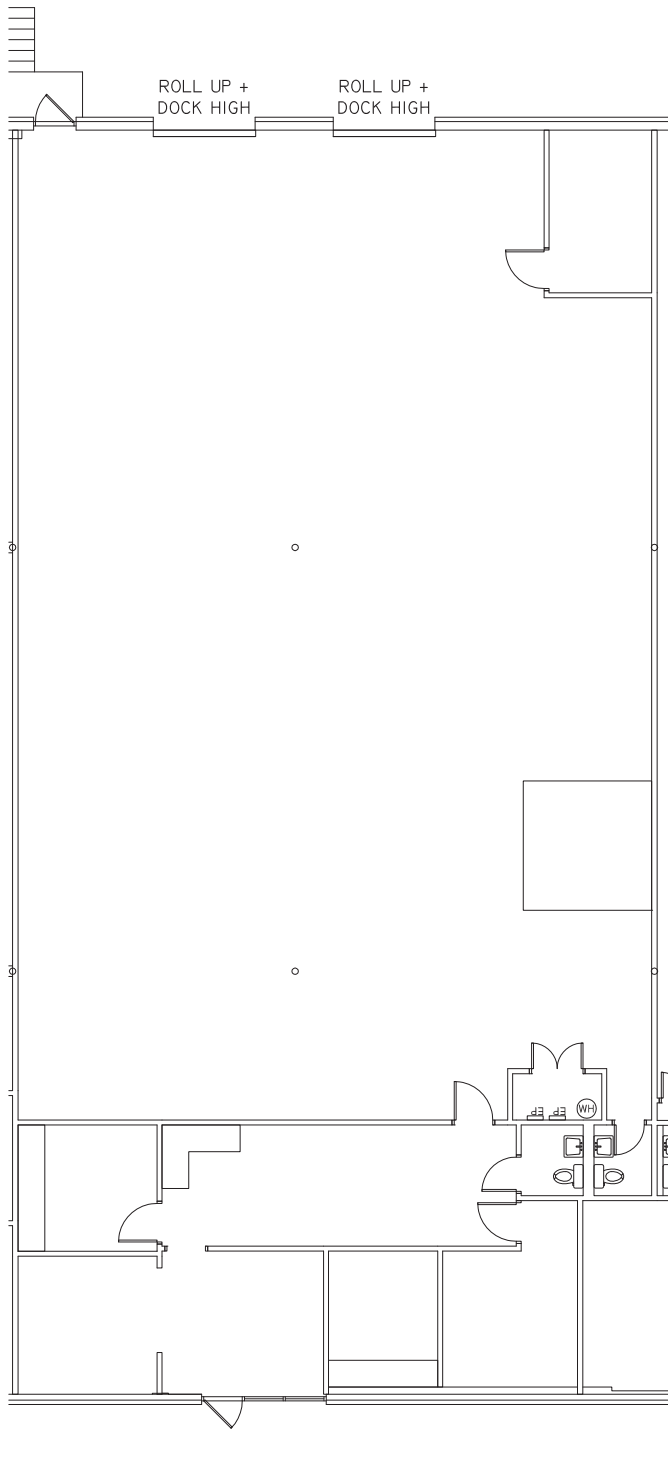
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**FOR LEASE**

**3928 SHIRLEY DRIVE SW | ATLANTA, GA 30336**



KEYPLAN

**SUITE 3938**

5,100 SF Available  
2 Dock High Doors

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