

**±28,995 SF
SINGLE-TENANT
INDUSTRIAL
BUILDING
FOR LEASE**



4410 WENDELL DRIVE SW, ATLANTA, GEORGIA



PROPERTY FEATURES

- ▶ ±28,995 SF Single-Tenant Industrial Building with ±4,081 SF of Office
- ▶ 21'7" - 25'7" Clear Height
- ▶ Two (2) Drive-In Doors and Five (5) Dock-High Doors
- ▶ 3-Phase Power; 400 Amps at 480v; 600 Amps at 120/208v
- ▶ Fully Sprinklered
- ▶ Led Lighting
- ▶ 2.27 Acres Fenced and Gated with Paved Outside Storage
- ▶ Available in January of 2025
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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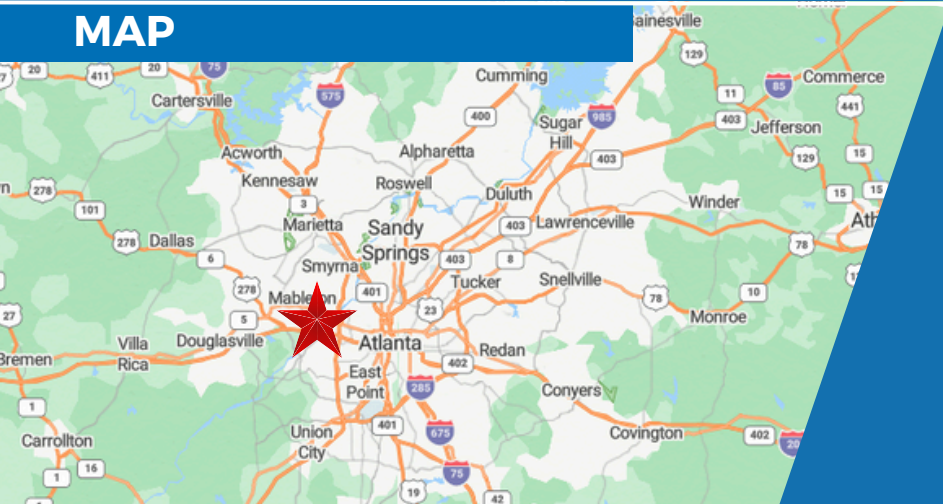


4410 Wendell Drive SW

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4410 Wendell Dr SW is a 28,995 SF single-tenant industrial building featuring 4,081 SF of office space and a 22,919 SF warehouse. Situated on 2.27 acres with paved outdoor storage, the property is less than half a mile from I-20W and offers above-average clear height. Located in the Bankhead-Bolton Industrial area of Atlanta's Fulton District Submarket, this property benefits from immediate access to I-20. The Fulton District has grown into a major industrial hub in Western Atlanta, experiencing consistent growth in both leasing and construction. As new development slows, a tightening vacancy rate is expected by 2025, making this location increasingly valuable for logistics providers and other key industrial users.

MAP



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