

**±28,995 SF
SINGLE- TENANT
INDUSTRIAL
BUILDING -
FOR SALE
OR 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 Warehouse with LED Lighting
- ▶ Two (2) Oversized Warehouse Fans
- ▶ Compressed Air Lines Throughout Warehouse
- ▶ Immediately Available
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

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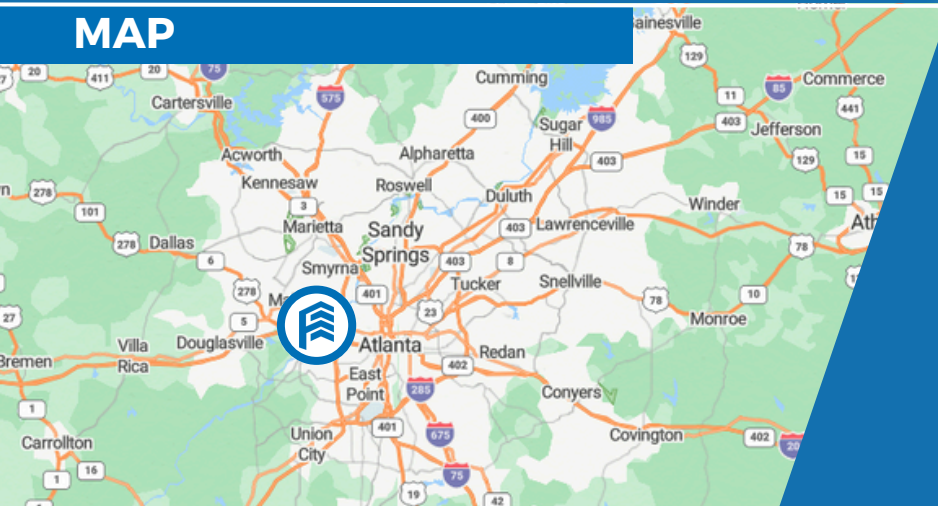


4410 Wendell Drive SW

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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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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Phone

Phone

Phone

Phone

Date _____