

ATL COMMERCIAL
REAL ESTATE

Highly Visible & I-20 Access Office-Showroom-Distribution 22,464 sf FOR LEASE

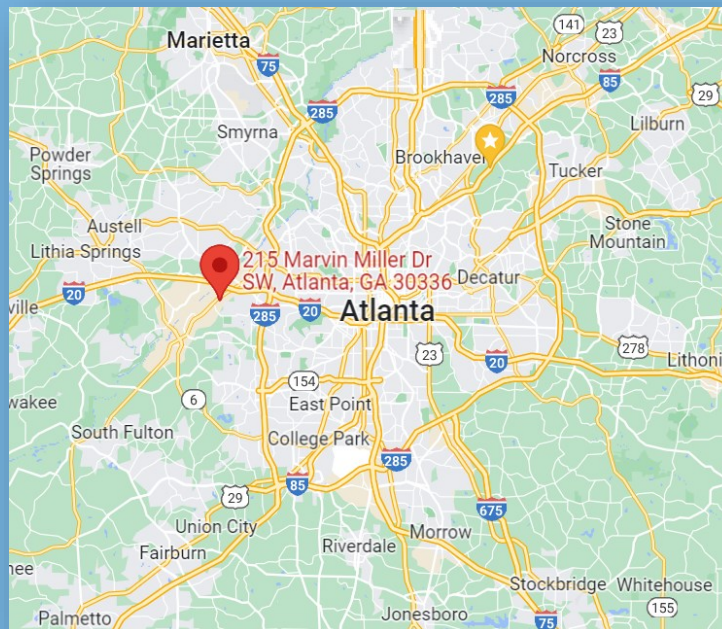
\$12.50 Sf plus opx

215 Marvin Miller Dr SW, Atlanta, GA 30336



Perfect for :

- ◆ Showroom w/inventory & sales support
 - ◆ Shipping & Receiving
 - ◆ Light Manufacturing
 - ◆ Research & Development
 - ◆ Close to Interstate I-20 & I-285
 - ◆ Dock High
 - ◆ Potential Drive in
-
- ◆ 1.6 Miles Fulton County Airport Brown Field & Convenient to Hartsfield International Airport



Call Today



Rick Ferguson
ATL-Commercial Real Estate

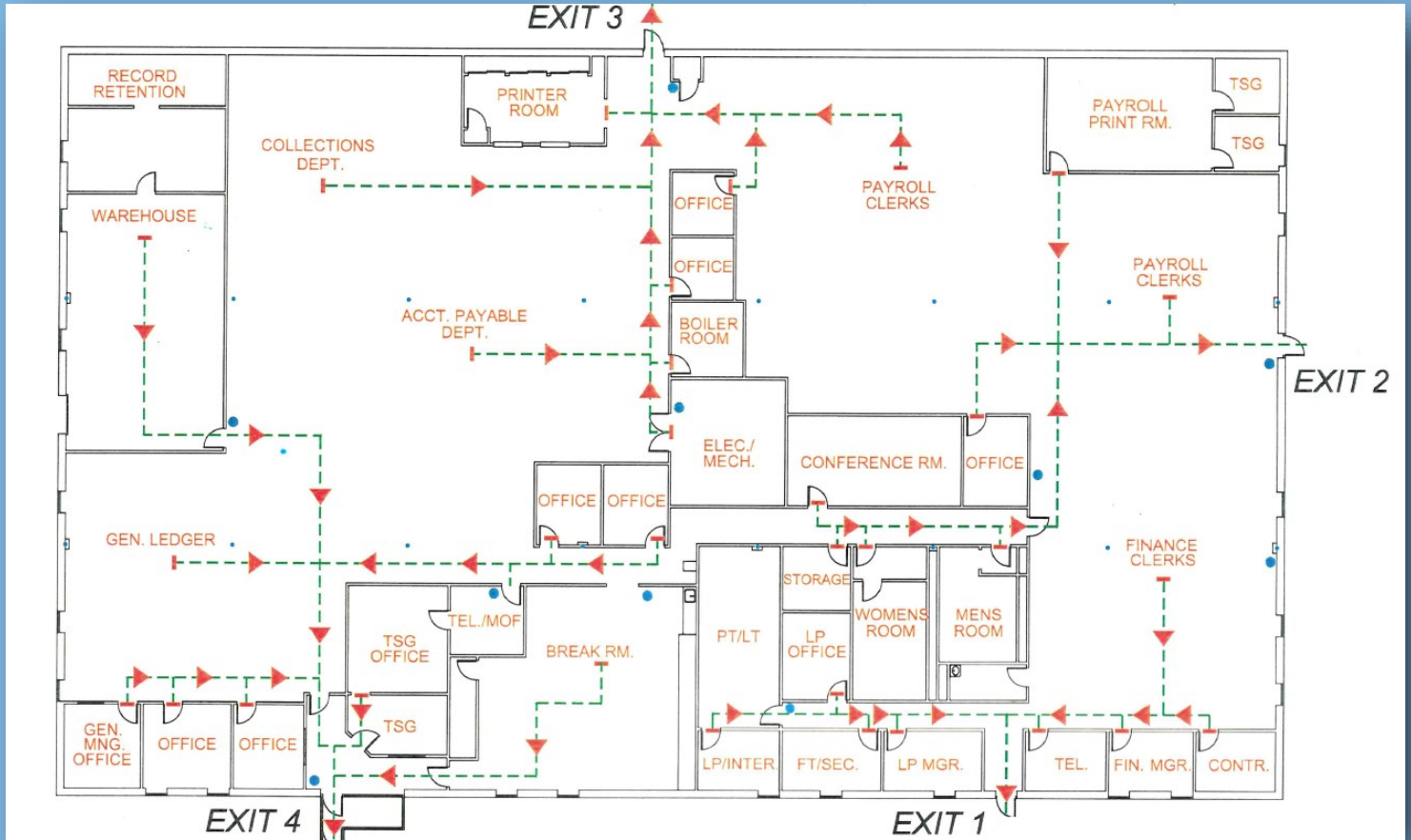
678-209-3100 tele/text
RickFerguson@ATL-CRE.com

The Property & Building

- ◆ ± 22,464 SQ FT + 100% HVAC + 71 Parking Spaces + Exposure to Fulton Industrial Boulevard – ± 41,600 Cars Per Day
- ◆ + 277/480 Volt, 3 Phase 4 Wire Power + Dock High loading + 1.8 Acres + M-2 Zoning

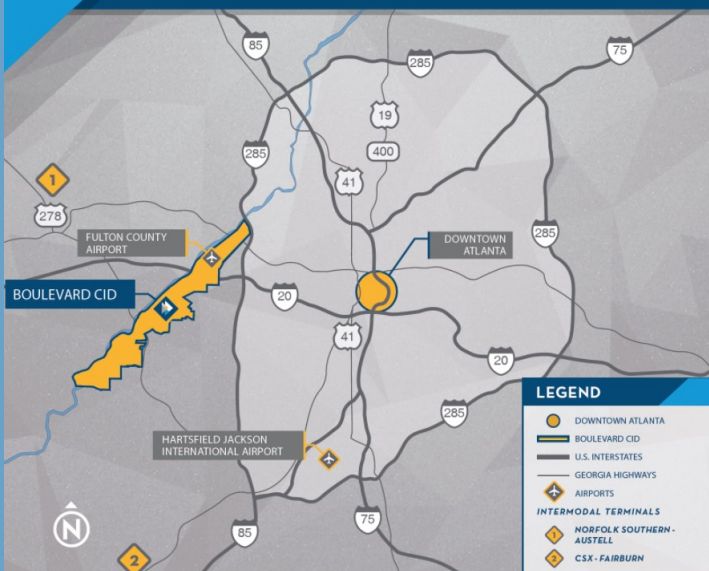


Floor Plan



Adaptive & Industrial Resurgence

REGIONAL IMPACT



The Largest Industrial District in the Eastern U.S.

The Fulton Industrial Boulevard area represents one of the largest concentrations of industrial space and employment in the Atlanta region. The major industrial employment sectors are Manufacturing, Wholesale Trade, Transportation/Warehousing and Food and Beverage industry cluster.

\$2.4 Billion

ANNUAL DISTRICT PAYROLL

1,000

BUSINESSES

28,000

EMPLOYEES

4,800

ACRES OF LAND





Rick Ferguson

Managing Broker- ATL Commercial Real Estate, Inc. License H77278

RickFerguson@ATL-CRE.com

678-209-3100

Rick's commercial real estate expertise centers on common sense and skilled negotiations. Raised in a middle class blue collar town in upstate New York, Rick learned how to work hard, be persistent and get things done.

Upon graduation from Siena College with a Bachelor's degree in Marketing and Management Rick visited Atlanta and was fascinated with the newness, fast/fun pace and business community. This visit led to relocating two weeks later to Atlanta and landing a 20 year career selling business telephone systems to hundreds of real estate, doctor, attorney, CPA., wealth management, construction related Etc. offices.

In 2005 Rick got licensed in real estate and began helping firms with their site selection, he assists to locate, negotiate and lease office space. In addition to site selection ATL Commercial Real Estate, Inc. represents firms and investors acquire commercial real estate. The firm also prides itself in taking property to market and selling for higher than anticipated prices. In 2019 Rick got licensed as a Broker and now can now supervise real estate agents.

Rick lives in Brookhaven with Kathy his Atlanta born wife and is in the process of becoming an empty nester as his children (two adopted from Russia & one an Atlanta native) venture into the real world.

Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.

Organizations: National Association of Realtors Georgia Association of Realtors Atlanta Commercial Board of Realtors, Real Professionals Network, Buckhead 50 Club, Southern Resource Group, Siena Alumni Organization & Dunwoody Baptist Church.