

54,200 SF

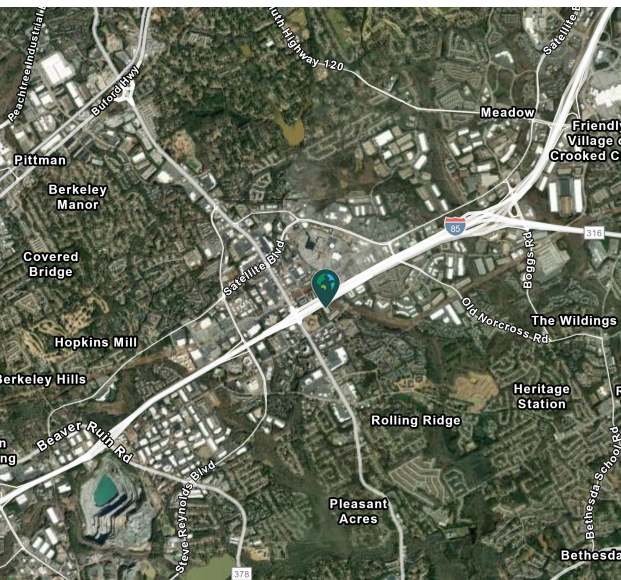
Industrial Space For Lease



Prologis Breckinridge Distribution Center



3445 Breckinridge Boulevard
Duluth, GA 30096 USA



LOCATION

- Direct signage off I-85
- <1 mile from Hwy 316
- <1 mile from I-85
- ±12 miles from I-285
- ±20 miles from I-75
- ±33.7 miles from Hartsfield-Jackson Atlanta International Airport, the nation's busiest airport

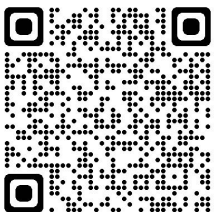
FACILITY

- 54,200 SF building
 - 27,661 SF office
- 22' minimum clear height
- Six (6) dock doors
- 275 auto parking spaces
- Power: 277/480V, 750 amps
- 40' x 46' column spacing
- ESFR sprinkler system
- 123' truck court depth

ADVANTAGES AND AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign

Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)



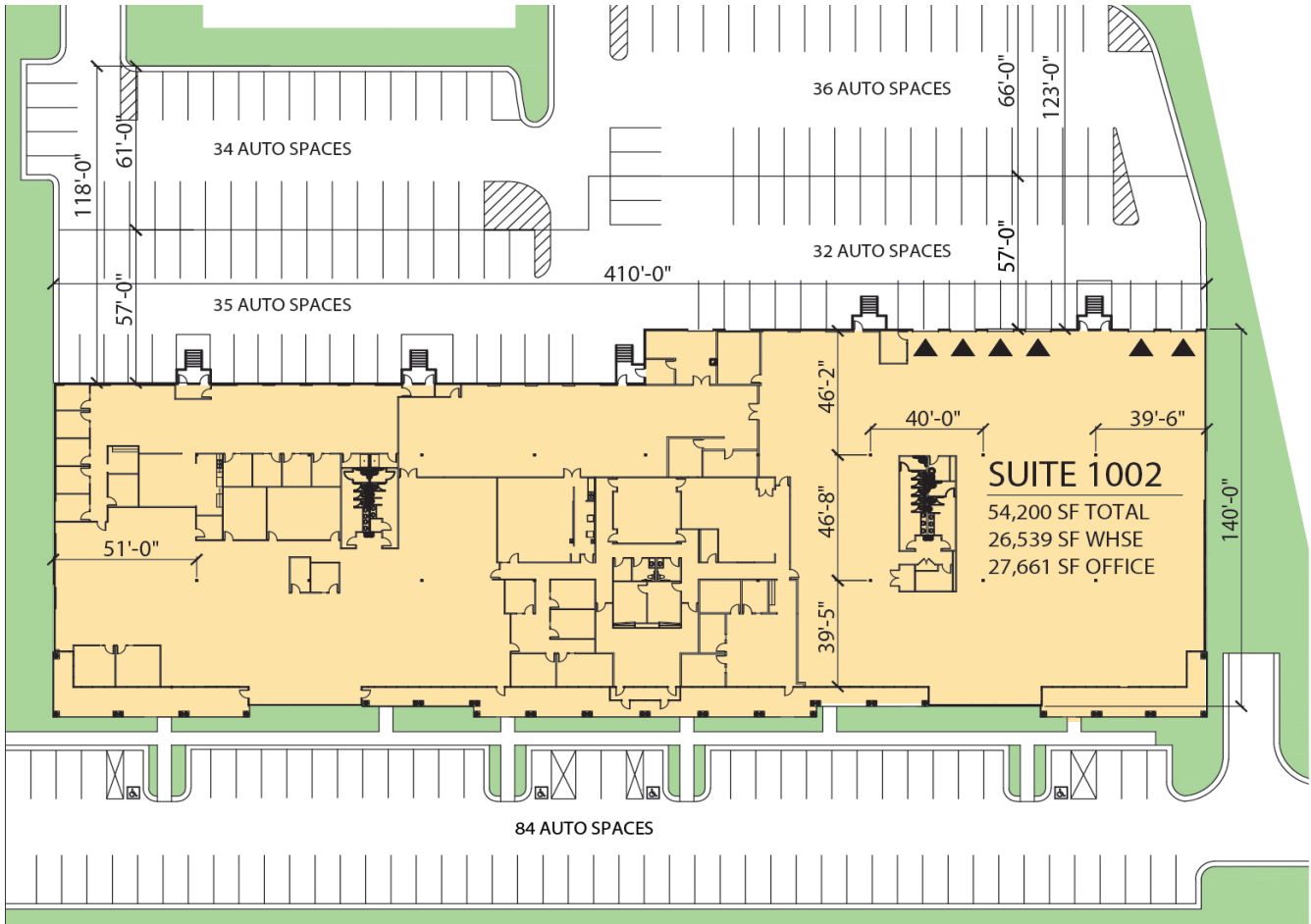
Scan the QR code for more info!

54,200 SF

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LEGEND:

- ▲ DOCK DOOR
- ▲ DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲ ON-GRADE DOOR
- ⊞ EDGE OF DOCK LEVELER
- ⊞ PIT LEVELER
- LAND
- LEASED AREA
- VACANT AREA



CBRE

Joanna Blaesing, SIOR
joanna.blaesing@cbre.com
cell +1 404 314 7376
3550 Lenox Road
Suite 2300
Atlanta, GA 30326 USA

CBRE

Matt Higgins
matt.higgins@cbre.com
ph +1 404 923 1521
cell +1 404 895 0483
3550 Lenox Road
Suite 2300
Atlanta, GA 30326 USA

Prologis

DeVonne Boler
dboler@prologis.com
ph +1 404 760 7261
cell +1 267 252 2143
3350 Peachtree Road
Suite 850
Atlanta, GA 30326 USA