

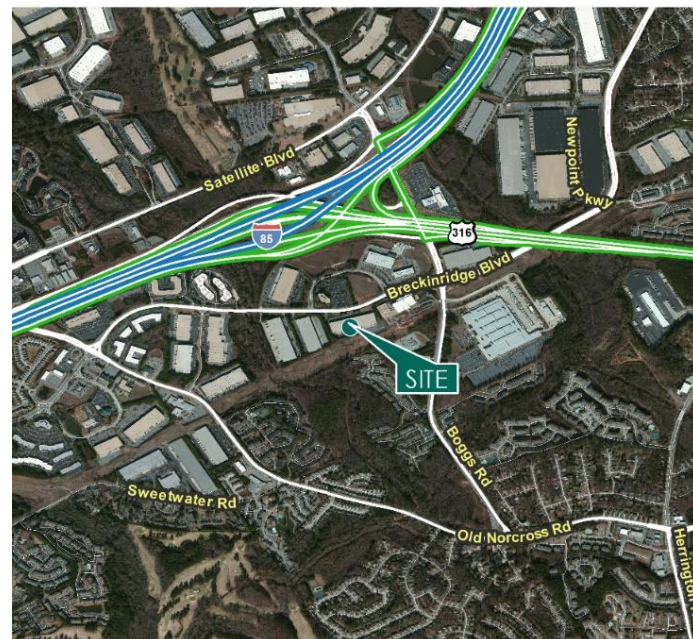
# 124,060 SF

## Industrial Space For Lease



## Prologis Breckinridge Distribution Center

2670 Breckinridge Blvd  
Duluth, GA 30096 USA



### LOCATION

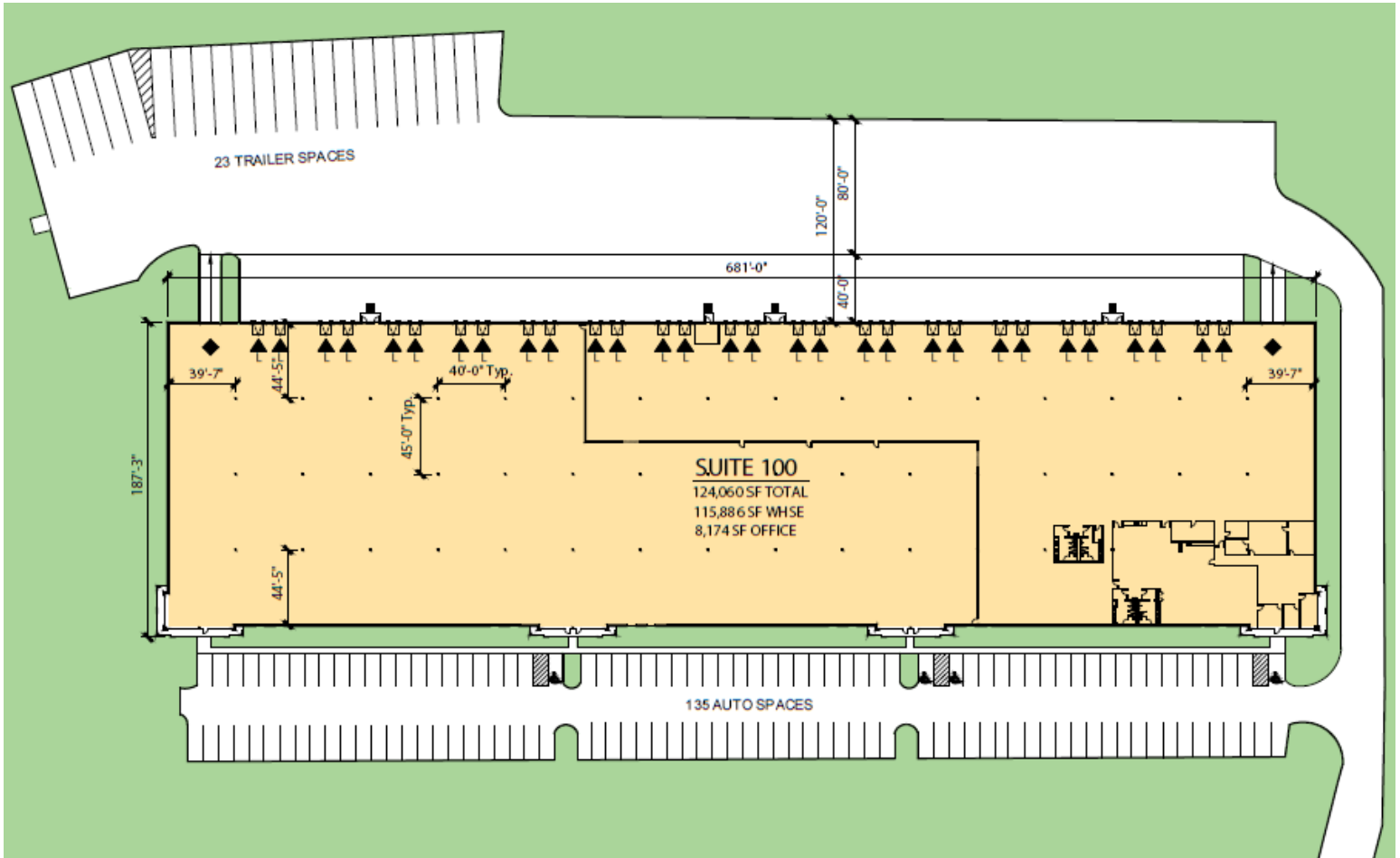
- Conveniently located near:
  - Hwy 316: .05 miles
  - I-85: .07 miles
  - I-285: 12 miles
  - I-75: 20 miles

### FACILITY

- [Prologis Essentials Marketplace](#)
- 124,060 SF available
  - 8,174 SF office
  - 115,886 SF warehouse
- 24' clear height
- 40' x 45' column spacing
- Thirty (30) dock doors
- Two (2) ramped drive-in doors
- 135 auto parks
- Twenty-three (23) trailer spaces
- HVAC in Warehouse
- ESFR Sprinkler System
- 1800A, 277V - 480V / 3 phase
- Rear load configuration

# 124,060 SF

## Industrial Space For Lease



LEGEND:

- ▲ DOCK DOOR
- ▲<sub>L</sub> DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲<sub>G</sub> ON-GRADE DOOR
- LAND
- LEASED AREA
- VACANT AREA



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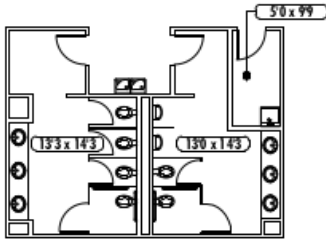
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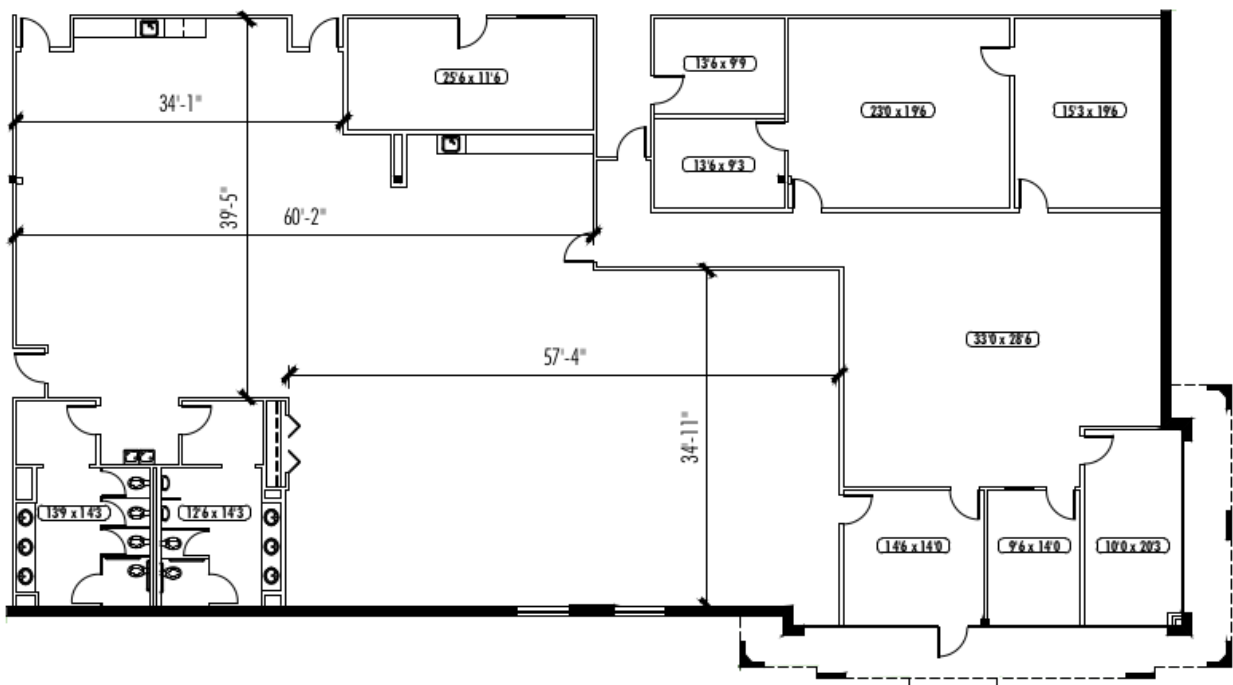
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# Up to 124,000 SF

Industrial Space For Lease



SATELLITE RESTROOMS: 579 SF



MAIN OFFICE: 7,595 SF



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