

28,509 SF

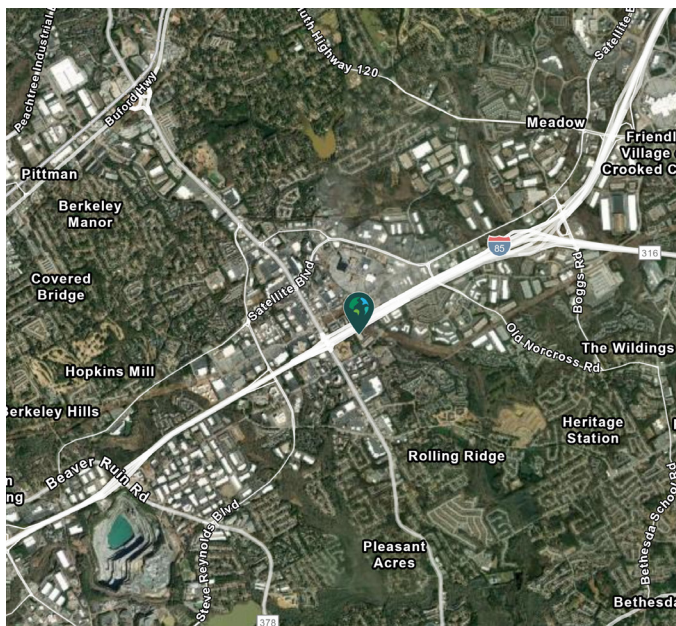
Industrial Space For Lease



Prologis Breckinridge Distribution Center



3445 Breckinridge Boulevard, Suite 200
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
- 28,509 SF available
 - 3,052 SF office
- 22' minimum clear height
- Nine (9) dock doors;
 - Five (5) with EOD levelers
- Seventy-one (71) auto parking spaces
- Power: 277/480V, 750A
- 40' x 46-9" column spacing
- 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 www.prologis.com



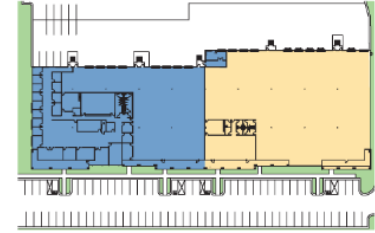
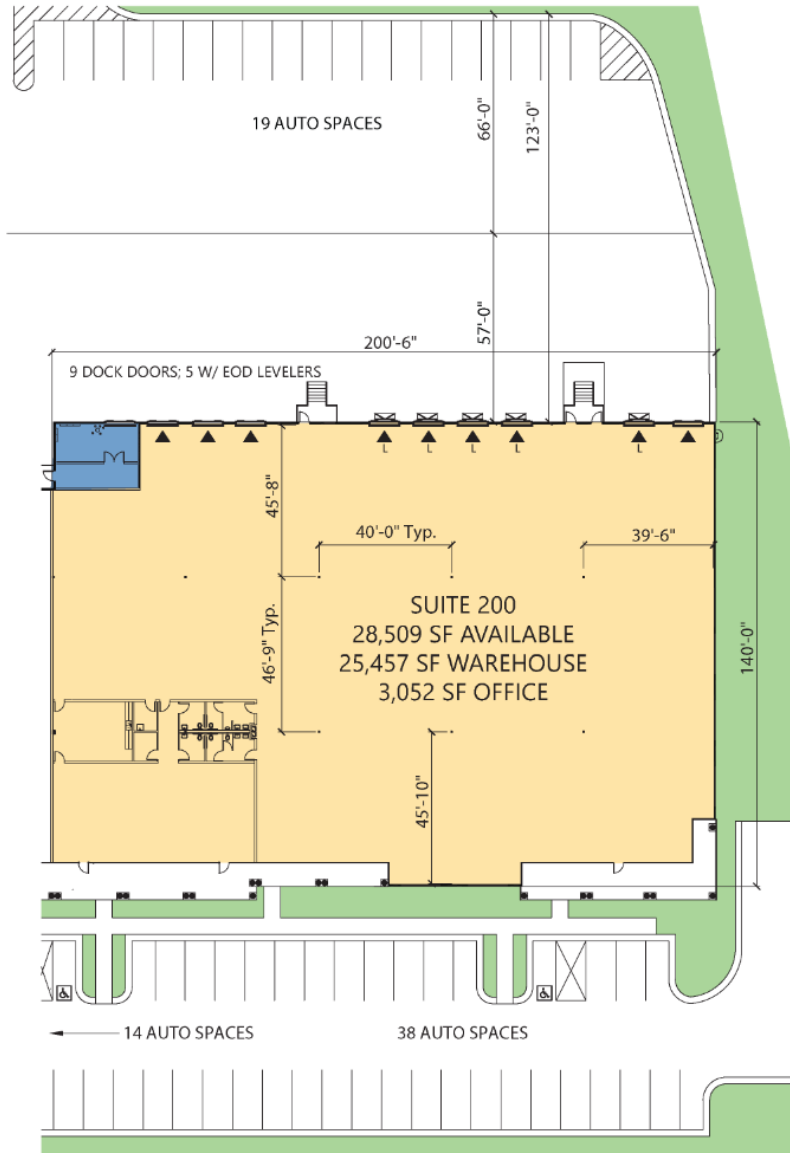
Scan the QR code for more info!

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KEY PLAN

LEGEND:

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

CBRE

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