

13,040 SF

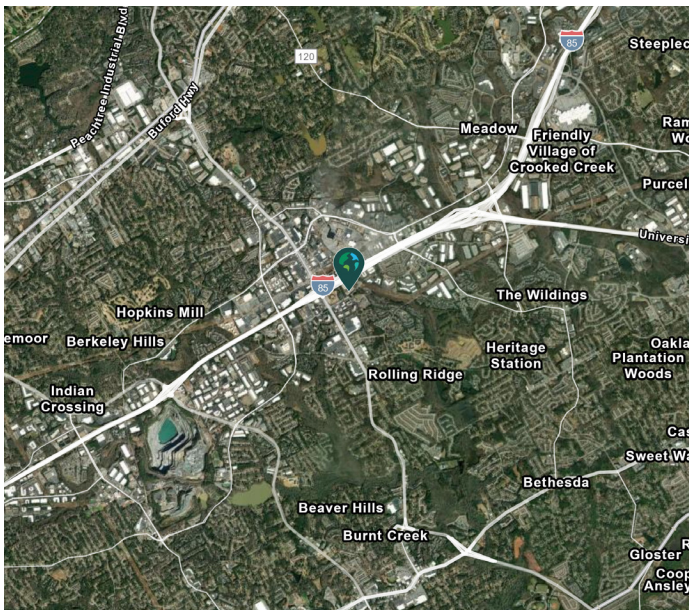
Industrial Space For Lease



Prologis Breckinridge Distribution Center



3435 Breckinridge Boulevard, Suite 100
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

- 90,204 SF building
- 13,040 SF available
 - 8,652 SF office
- 27' minimum clear height
- Three (3) dock doors
- One (1) drive-in door
- Sixteen (16) auto parking spaces
- Power: 277/480V, 625A
- 40' x 40' column spacing
- ESFR sprinkler system
- LED lighting in the warehouse and office
- 120' 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



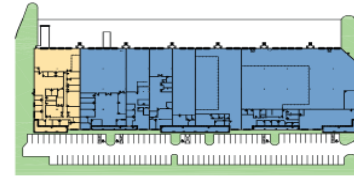
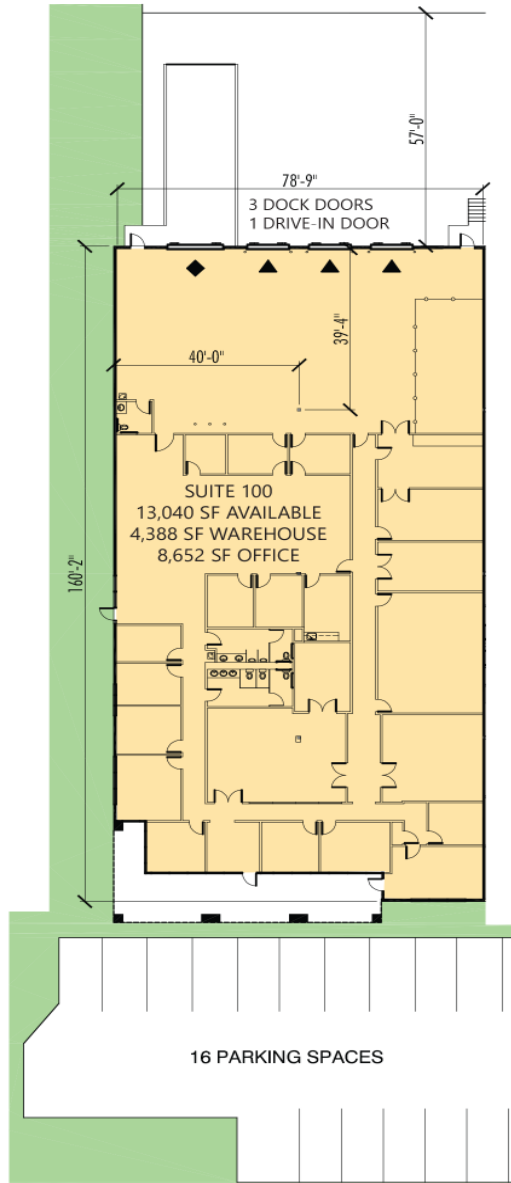
Scan the QR code for more info!

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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

CBRE

CBRE
Joanna Blaesing, SIOR
joanna.blaesing@cbre.com
ph +1 404 812 5021
cell +1 404 314 7376
3550 Lenox Road
Suite 2300
Atlanta, GA 30326

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

CBRE
Mark Hawks, SIOR
mark.hawks@cbre.com
ph +1 404 504 5978
cell +1 404 580 4694
3550 Lenox Road
Suite 2300
Atlanta, GA 30326

CBRE
Todd Barton, SIOR
todd.barton@cbre.com
ph +1 404 923 1435
cell +1 770 596 3182
3550 Lenox Road
Suite 2300
Atlanta, GA 30326

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