

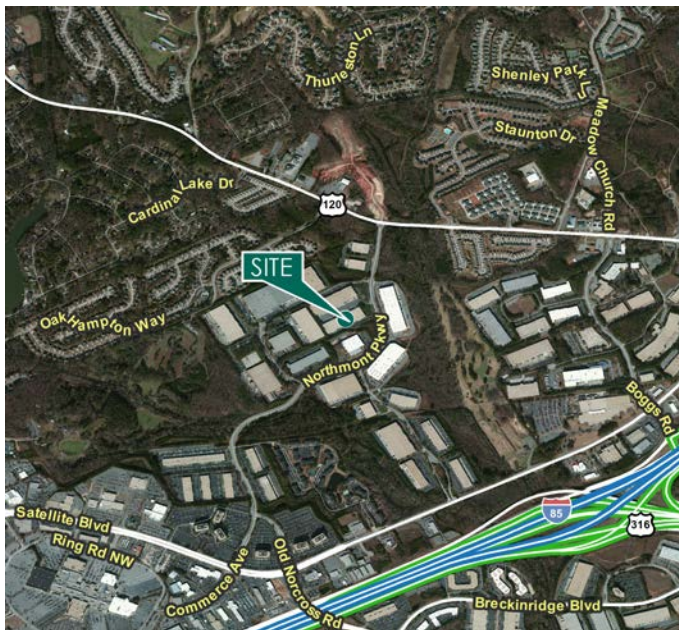
# 56,910 SF

## Industrial Space For Lease



## Prologis Northmont

2220 Northmont Parkway, Suite 300  
Duluth, GA 30096 USA



### LOCATION

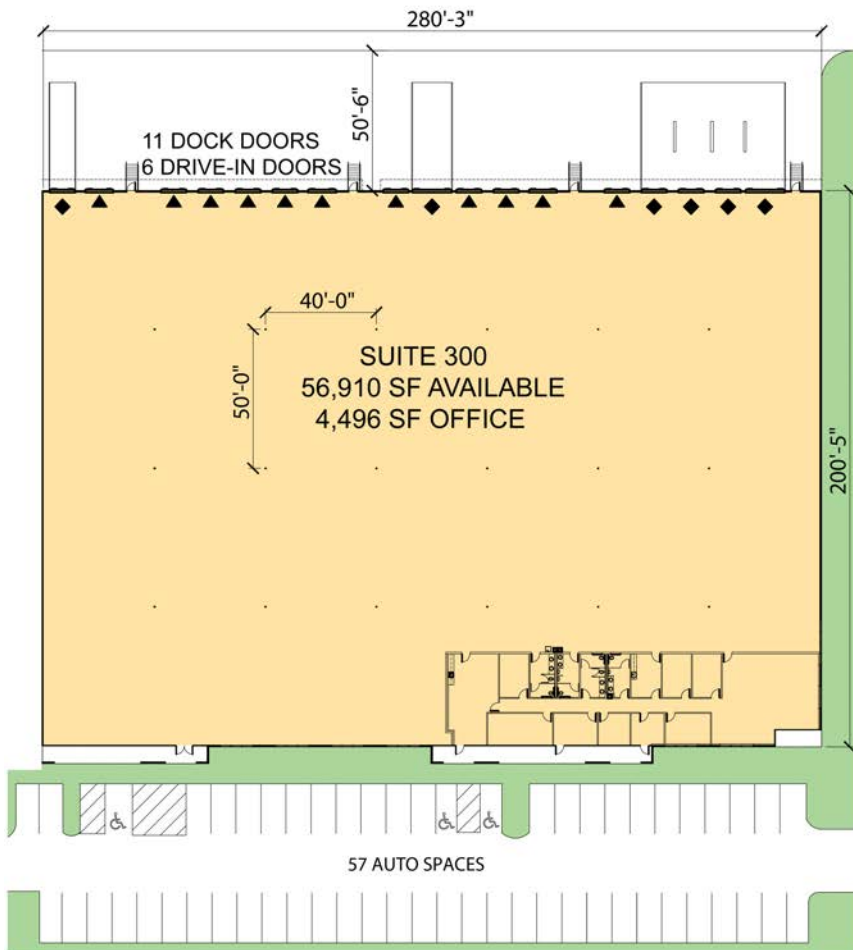
- Controlled park environment
- Excellent corporate setting
- Conveniently located to:
  - I-85: 1.9 miles
  - Highway 316: 5.8 miles

### FACILITY

- 123,537 SF building
- 56,910 SF available
  - 4,496 SF office
- Eleven (11) Dock High Doors (5 pit levelers)
- Six (6) Drive In Doors
- Rear load configuration
- 24' minimum ceiling height
- 40'W x 50'D column spacing
- 200' building depth
- 189' truck court depth
- T-5 lighting
- ESFR sprinkler
- Power: 400 amp, 240 volt

# 56,910 SF

## Industrial Space For Lease



**LEGEND:**

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

available suite plan

SCALE: NOT TO SCALE



**Lee & Associates**

**Craig Vieregger, SIOR**  
cvieregger@lee-associates.com  
ph 404.442.2843  
cell 404.281.4481  
3500 Lenox Road, Suite 1600  
Atlanta, GA 30326 USA

**Lee & Associates**

**Tommy Hiles, SIOR**  
thiles@lee-associates.com  
ph 404.442.2847  
cell 404.229.0283  
3500 Lenox Road, Suite 1600  
Atlanta, GA 30326 USA

**Lee & Associates**

**Tyler Flemming**  
tflemming@lee-associates.com  
ph 404.442.2855  
cell 404.694.5661  
3500 Lenox Road, Suite 1600  
Atlanta, GA 30326 USA

**Prologis**

**Ryan Hoyt**  
rhoyt@prologis.com  
ph 404.760.7215  
3475 Piedmont Road NE, Suite 650  
Atlanta, GA 30305 USA