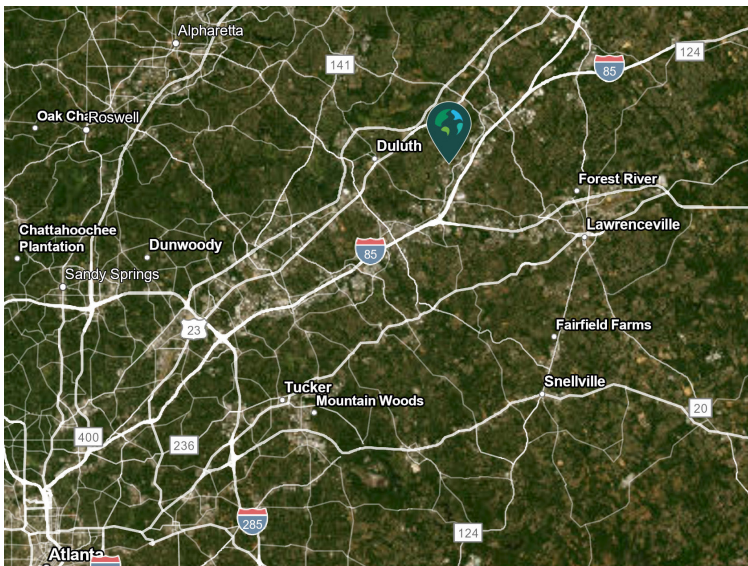


# 23,574 SF

**2855 Premiere Parkway  
Duluth, GA 30097**

Prologis Sugarloaf



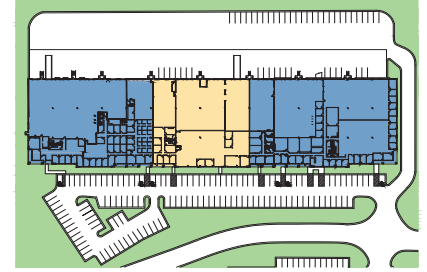
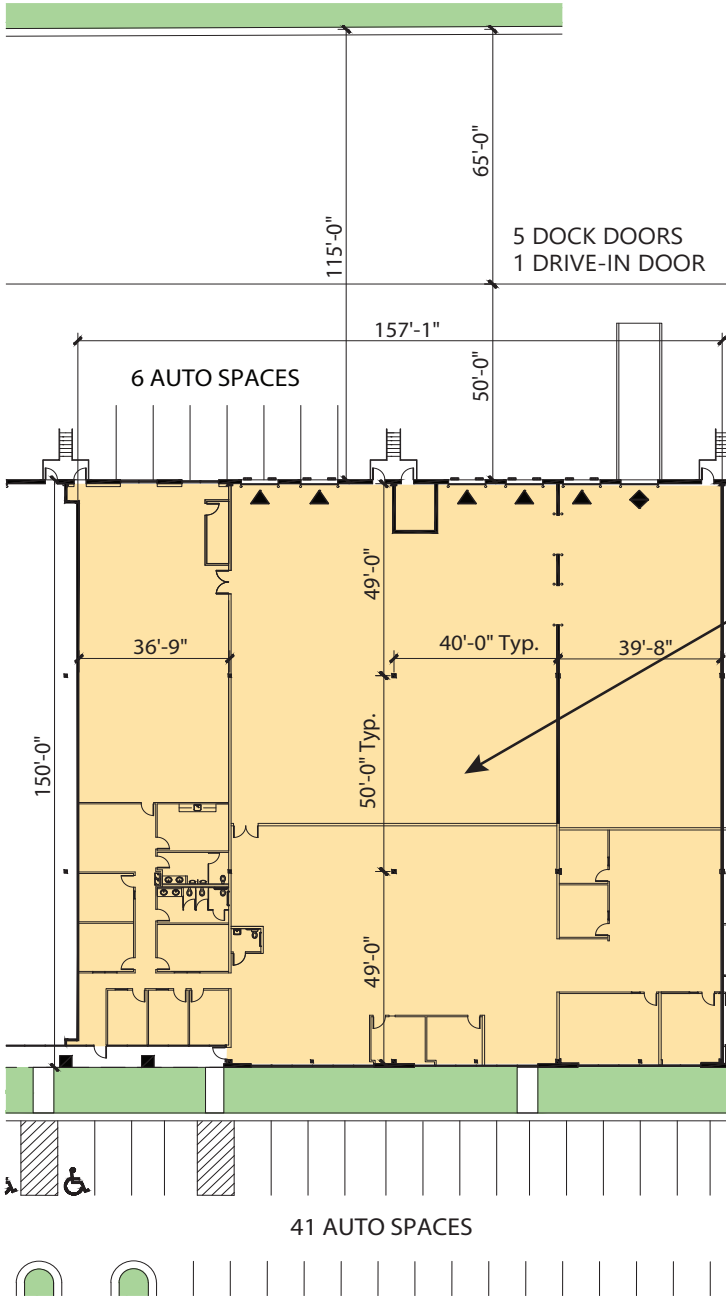
- 1.6 miles to I-85N
- 3.7 miles to Peachtree Industrial Blvd.
- 5.7 miles to I-985N
- 16.1 miles to GA 400

## Property Features

<b>Building Size</b>	89,636 SF
<b>Available Space</b>	23,574 SF
<b>Office SF</b>	12,882 SF (can be reduced)
<b>Clear Height</b>	25' minimum
<b>Column Spacing</b>	50' x 50'
<b>Dock Doors</b>	Five (5)
<b>Drive-in Doors</b>	One (1)
<b>Electrical Service</b>	277/480V, 800A
<b>Auto Parking Spaces</b>	Forty-seven (47)
<b>Truck Court Depth</b>	115'



Unlock the full potential of your warehouse with one strategic, single-source partner.



KEY PLAN

SUITE CD  
 23,574 SF AVAILABLE  
 10,692 SF WAREHOUSE  
 12,882 SF OFFICE

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

# BLUERIDGE

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