

# NORTHEAST

INDUSTRIAL CENTER

Class A Industrial Space Available For Lease  
69,333 - 216,636 SF



6875 BEST FRIEND RD, ATLANTA, GA 30340





# Building Highlights

- 216,636 SF building (divisible)
- 11,168 SF office spread over two office pods, including mezzanine office
- 24' minimum clear height
- Thirty-two (32) dock doors; thirty (30) with pit levelers
- Two (2) drive-in doors
- Eleven (11) rail doors
- One hundred and twenty-two (122) auto parking spaces
- 40' x 40' column spacing
- ESFR sprinkler system
- Power: 277/480V, 2,000A
- Additional trailer storage available
- Potential rail available





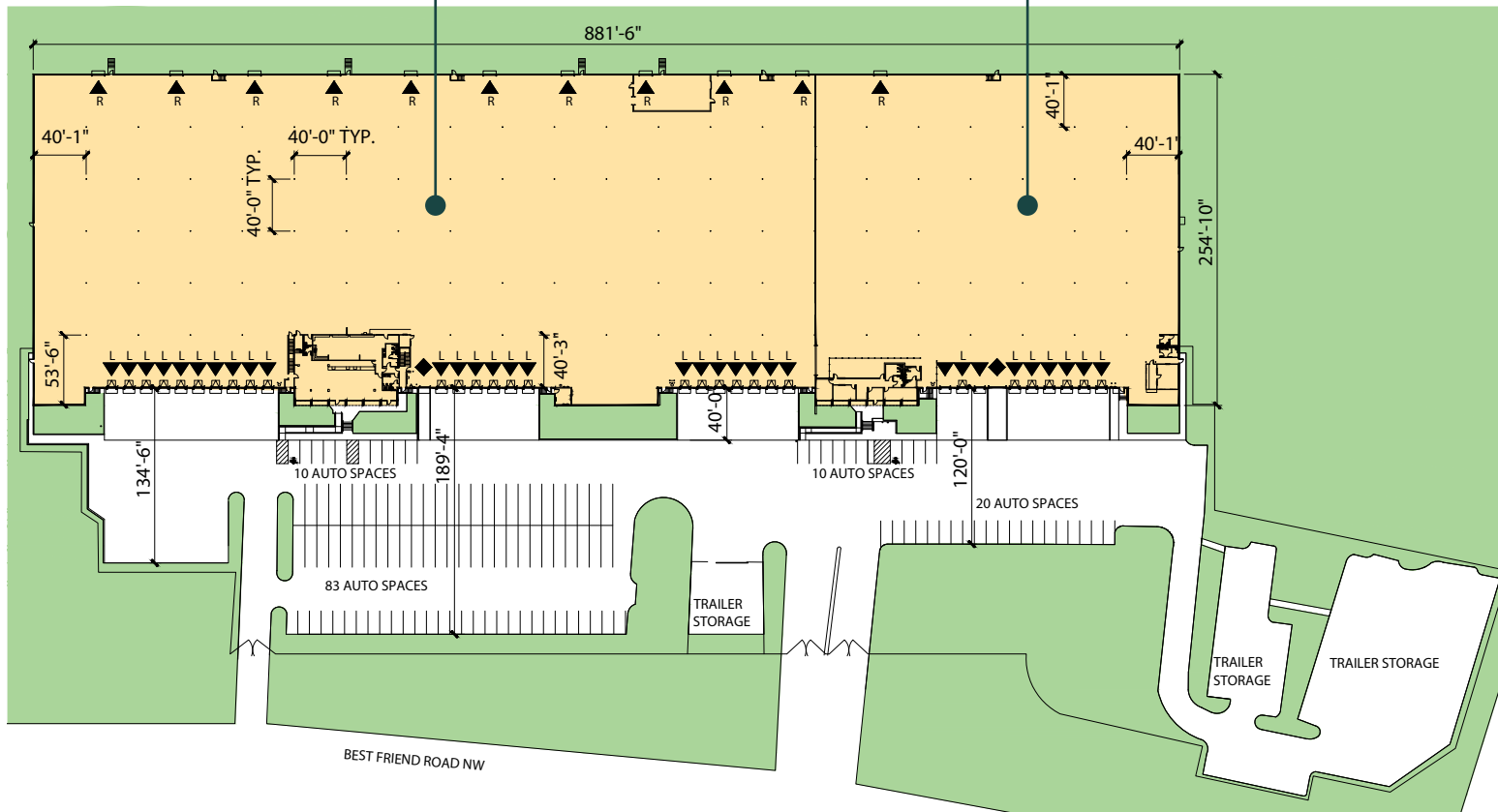
# Master Site Plan

## SUITE 100

147,303 SF Total  
 138,135 SF Warehouse  
 8,689 SF Office  
 - 4,635 Main Office  
 - 4,054 Mezzanine Office  
 Dock Doors: 23  
 Drive-in Doors: 1  
 Rail Doors: 10

## SUITE 130

69,333 SF Total  
 66,888 SF Warehouse  
 2,479 SF Office  
 Dock Doors: 9  
 Drive-in Doors: 1  
 Rail Doors: 1



## LEGEND

- ▲ Dock Door
- ▼<sup>L</sup> Dock Door w/ Leveler
- ◆ Drive-in Door
- ▲<sub>R</sub> Rail Doors
- ▨ Edge of Dock Leveler
- ▨ Pit Leveler
- Land
- Available

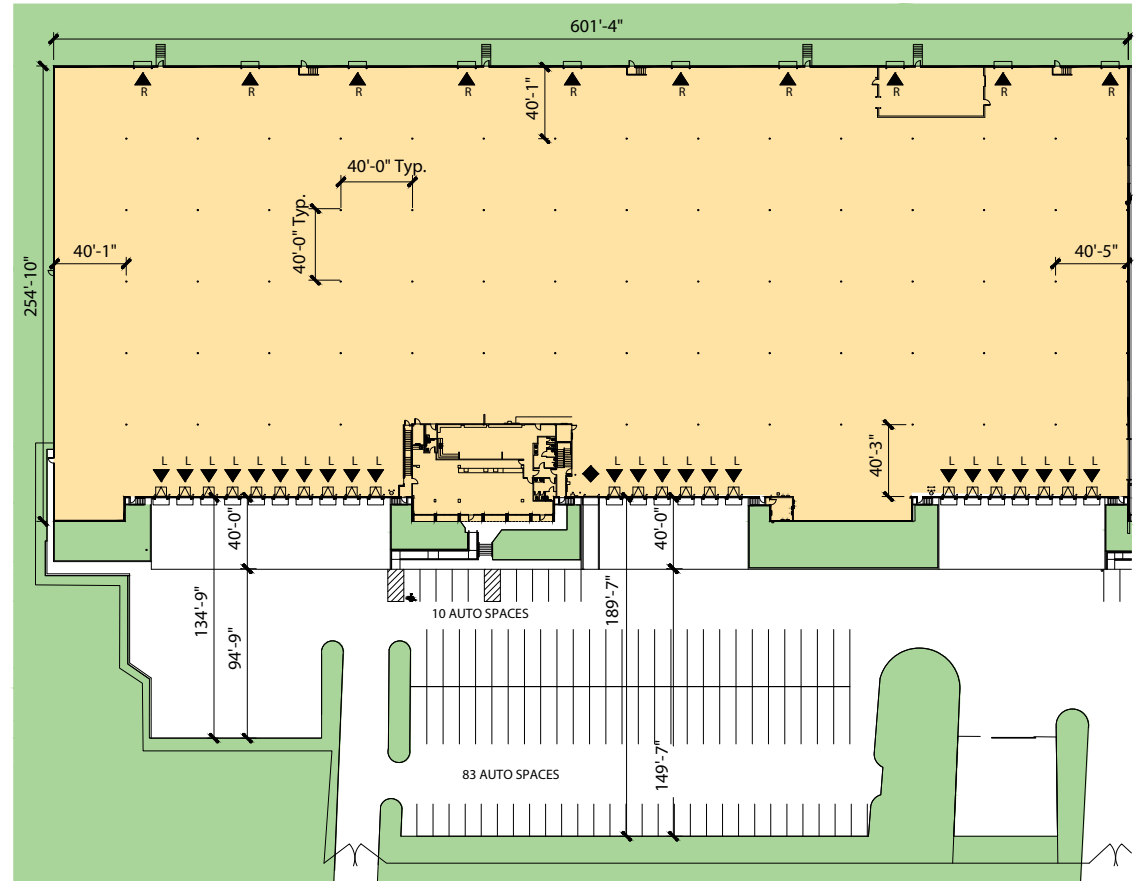
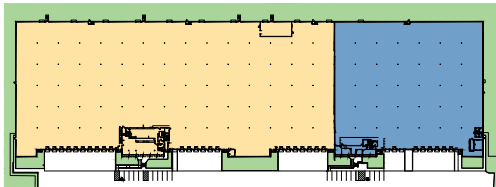


# Suite 100

## SUITE HIGHLIGHTS

- 147,303 SF available
  - 142,682 SF Warehouse
  - 8,689 SF Mezzanine Office Layout
    - 4,635 SF Main Office
    - 4,054 Mezzanine Office
- Min. Clear Height: ±24'-0"
- Auto Parking: 89
- Dock Doors: 23 (all equipped with levelers)
- Drive-in Doors: 1
- Rail Doors: 10

## KEY PLAN



## LEGEND

▲	▼	◆	▲ R	▤	▥	■	■
Dock Door	Dock Door with Leveler	Drive-in Door	Rail Doors	Edge of Dock Leveler	Pit Leveler	Land	Available

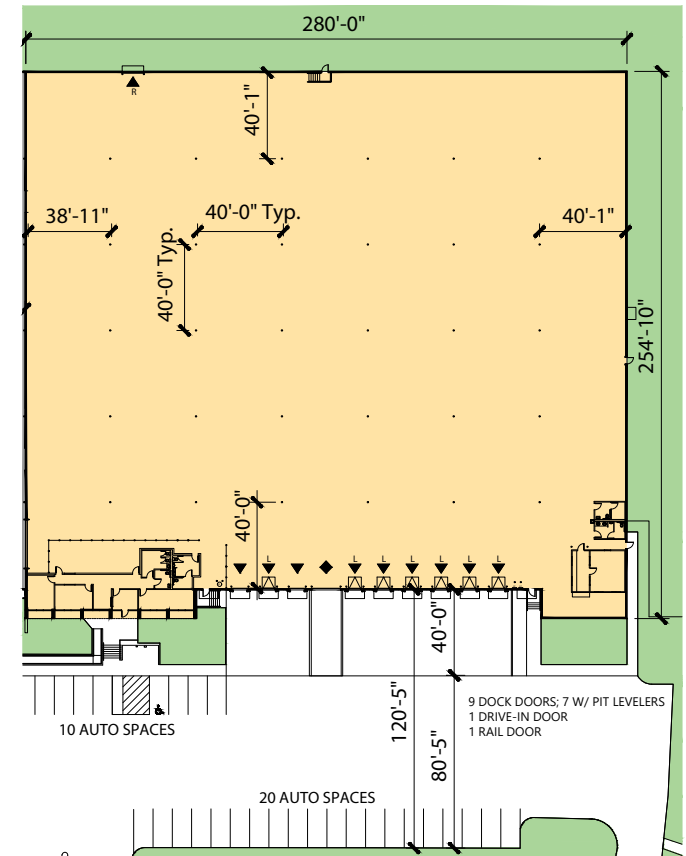
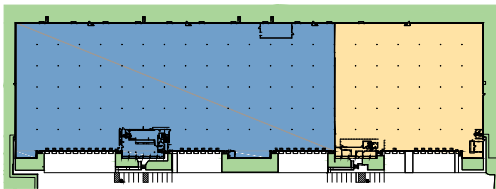


# Suite 130

## SUITE HIGHLIGHTS

- 69,333 SF available
  - 66,888 SF Warehouse
  - 2,479 SF Office
- Min. Clear Height: ±24'-0"
- Auto Parking: 39
- Dock Doors: 9 (7 equipped with levelers)
- Drive-in Doors: 1
- Rail Doors: 1

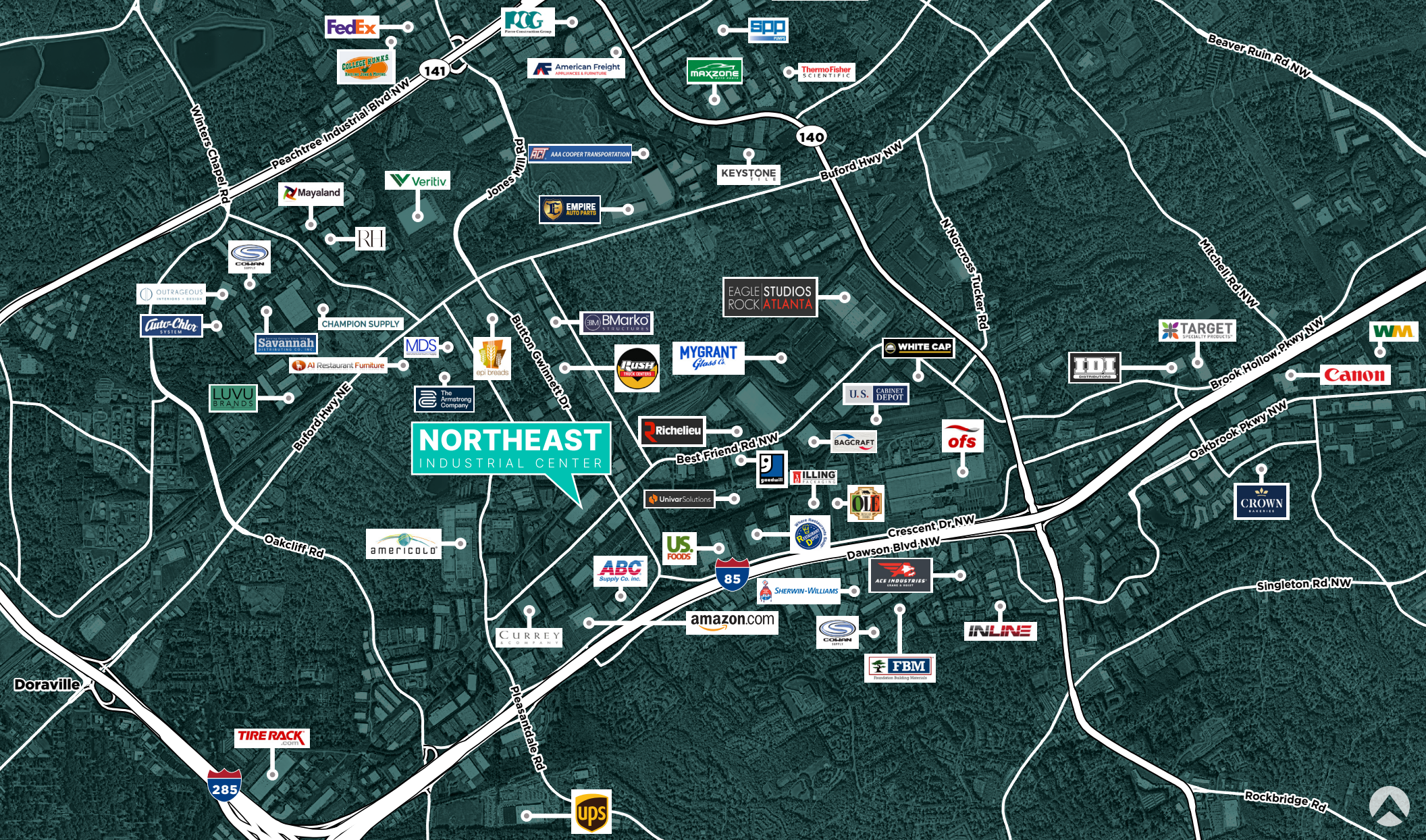
## KEY PLAN



## LEGEND

- |           |                        |               |            |                      |             |      |           |
|-----------|------------------------|---------------|------------|----------------------|-------------|------|-----------|
| ▲         | ▼                      | ◆             | ▲<br>R     | ▭                    | ▭           | ■    | ■         |
| Dock Door | Dock Door with Leveler | Drive-in Door | Rail Doors | Edge of Dock Leveler | Pit Leveler | Land | Available |





## Strategic Location, Industrial Excellence



±24.7 miles to Hartsfield-Jackson International Airport



±0.8 miles to I-85



±2.3 miles to I-285



±41 miles to CSX Fairburn Ramp



±262 miles to Port of Savannah



310 miles to Port of Charleston





# Keeping You Ahead of What's Next

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business — today and in the future.

Your single-source service for efficient move-in and operations at [prologisessentials.com](https://prologisessentials.com)



Scan the QR code for more info!

**NORTHEAST**  
INDUSTRIAL CENTER



## OPERATIONS

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts & material handling equipment
- Automation solutions



## MOBILITY

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots & hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



## ENERGY + SUSTAINABILITY

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



## WORKFORCE

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing & retention programs
- Training & certification



# NORTHEAST

## INDUSTRIAL CENTER



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#### ABOUT PROLOGIS

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