

**1035 RESEARCH CENTER DRIVE**  
**SUITE D, ATLANTA, GA 30331**

**8,000 sq. ft.**  
AVAILABLE

**1**  
DOCK DOORS

**1,721 sq. ft.**  
OFFICE AREA

**1**  
DRIVE-IN DOOR

**20'**  
CLEAR HEIGHT

**40' x 40'**  
COLUMN SPACING

**Features**

**8,000 sq. ft. suite with 1,721 sq. ft. of office space.**

**Efficient operations with 1 dock high door and 1 ramped drive-in door.**

**LED lighting and fully-sprinklered.**

**Fully fenced.**

**.2 miles from I-285.**



WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



## Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



## The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



## Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



## Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

**74M+**

square feet of logistics space

**550+**

warehouse, distribution and cold storage properties

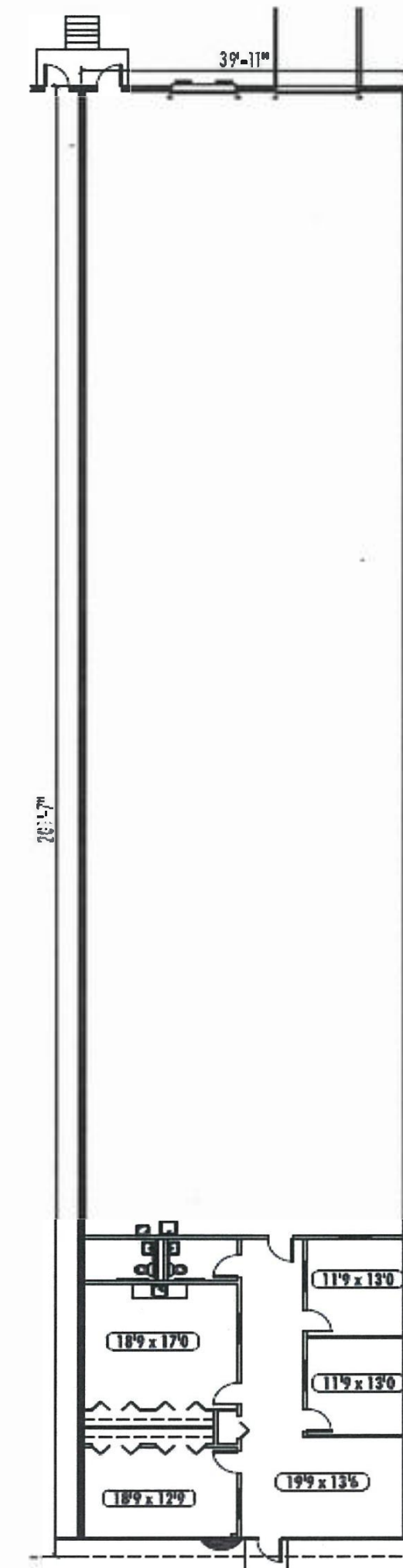
**90M+**

square foot development pipeline



# Building Specifications

<b>Building Size</b>	<b>50,175 sq. ft.</b>
<b>Available</b>	<b>8,000 sq. ft.</b>
<b>Office Space</b>	<b>1,721 sq. ft.</b>
<b>Lot Size</b>	<b>4.2 acres</b>
<b>Clear Height</b>	<b>20'</b>
<b>Column Spacing</b>	<b>40' x 40'</b>
<b>Dock Doors</b>	<b>1 (9' x 10')</b>
<b>Drive-ins</b>	<b>1</b>
<b>Format</b>	<b>Rear load</b>
<b>Automobile Parking</b>	<b>74 spaces</b>
<b>Sprinklers</b>	<b>Wet</b>
<b>Lighting</b>	<b>LED</b>
<b>Year Built</b>	<b>1987</b>
<b>Zoning</b>	<b>C1</b>
<b>Availability Date</b>	<b>6/1/2026</b>



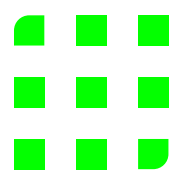
 **LED**  
Lighting

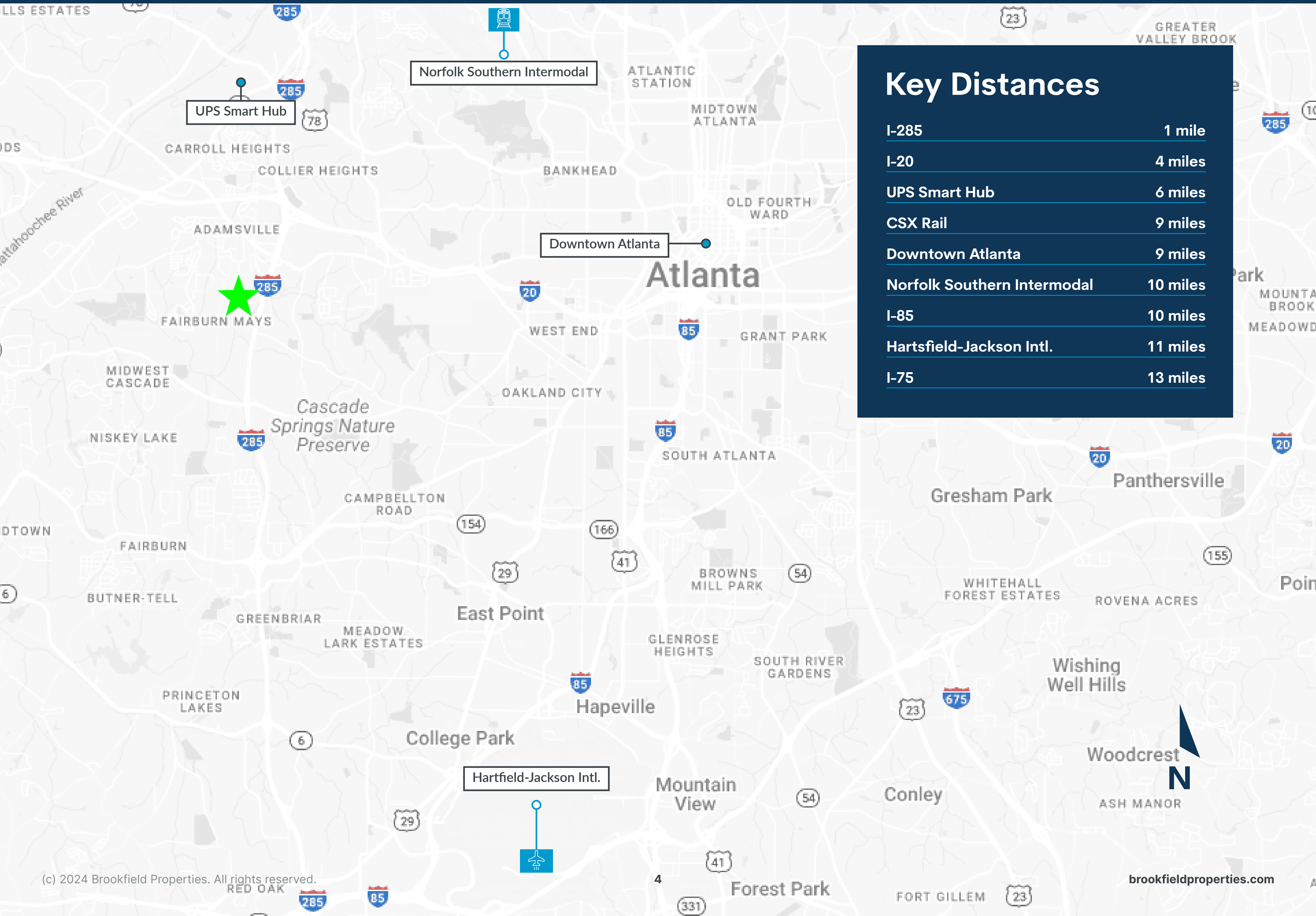
 **20'**  
Clear Height

 **40'x40'**  
Column Spacing

 **1**  
Dock Door

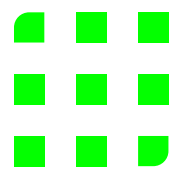
 **1**  
Drive-in Door





## Key Distances

I-285	1 mile
I-20	4 miles
UPS Smart Hub	6 miles
CSX Rail	9 miles
Downtown Atlanta	9 miles
Norfolk Southern Intermodal	10 miles
I-85	10 miles
Hartsfield-Jackson Intl.	11 miles
I-75	13 miles



# 1035 Research Center Drive

SUITE D, ATLANTA, GA 30331



## Leasing Contacts

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## Brookfield Properties

