

# HIGHLAND RIDGE BUSINESS CENTER

5720 TRADE DRIVE, ALPHARETTA, GA 30004

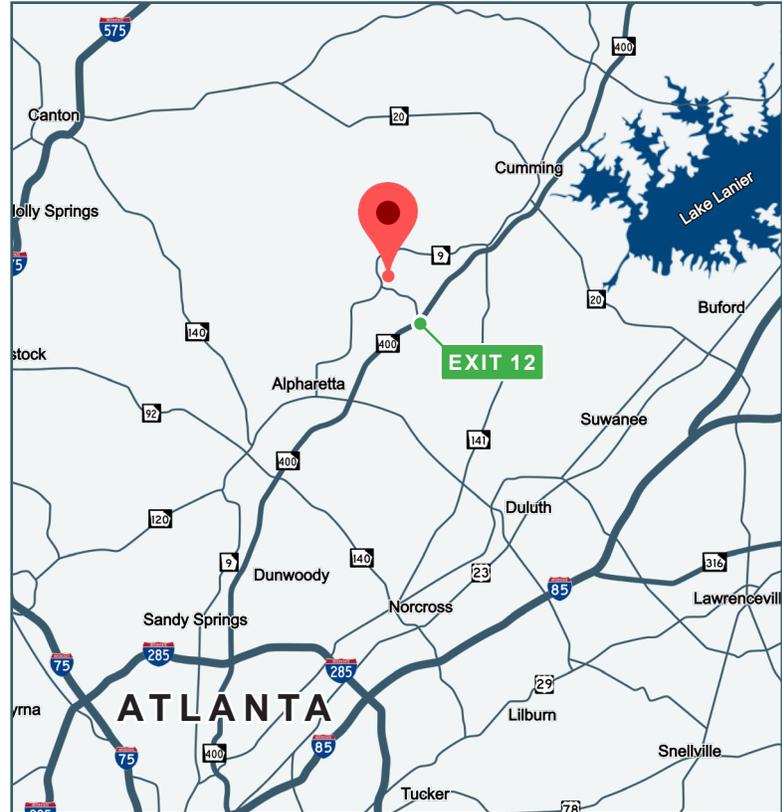
MULTI-TENANT OFFICE WAREHOUSE

±25,020 - 62,803 SF AVAILABLE



**RECENTLY DELIVERED  
Q1 2026 OCCUPANCY**

<b>BUILDING</b>	175,461 SF Distribution Warehouse
<b>DIVISIBILITY</b>	±25,020 - 62,803 SF
<b>OFFICE</b>	2,600 SF Spec Underway; Build-to-Suit Office also Available
<b>TYPE</b>	Tilt Wall, Rear Load
<b>DIMENSIONS</b>	730' W X 240' D
<b>CEILING HEIGHT</b>	32' Clear
<b>COLUMN SPACING</b>	52' W x 60' D
<b>TRUCK COURT</b>	210', Full Concrete
<b>FLOOR</b>	6" 4,000 PSI Concrete Slab
<b>ROOF</b>	White TPO, R-25 Rigid Insulation
<b>ELECTRICAL</b>	2,000 Amp, 277/480 Volt, 3 Phase
<b>LIGHTING</b>	Clerestory Windows, BTS LED
<b>FIRE PROTECTION</b>	ESFR Sprinkler System
<b>TRUCK DOORS</b>	32 Dock-High 3 Drive-In 3 Dock-High Knockout
<b>AUTO PARKING</b>	188 Spaces
<b>TRAILER PARKING</b>	33 Spaces / ±1 Acre IOS



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



**Hughes Commercial Real Estate, Inc.**  
8215 Roswell Road, Building 700  
Atlanta, GA 30350  
770-559-1099 | hughes-cre.com

<b>James Hicks</b>	404-304-2386	james@hughes-cre.com
<b>Tommy Hughes, Jr.</b>	404-218-5080	tommy@hughes-cre.com
<b>Cade McDonald</b>	404-307-5166	cade@hughes-cre.com

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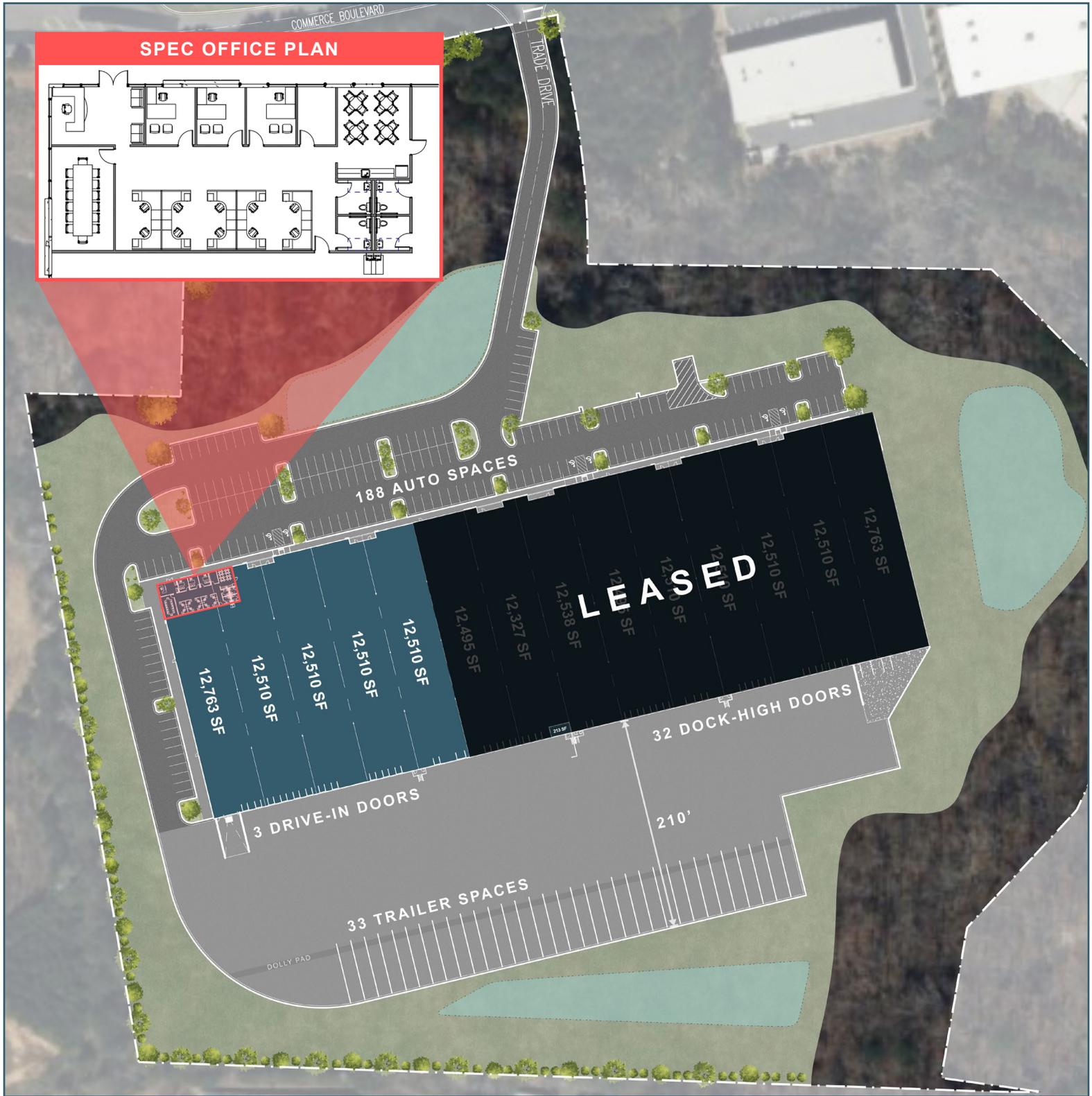
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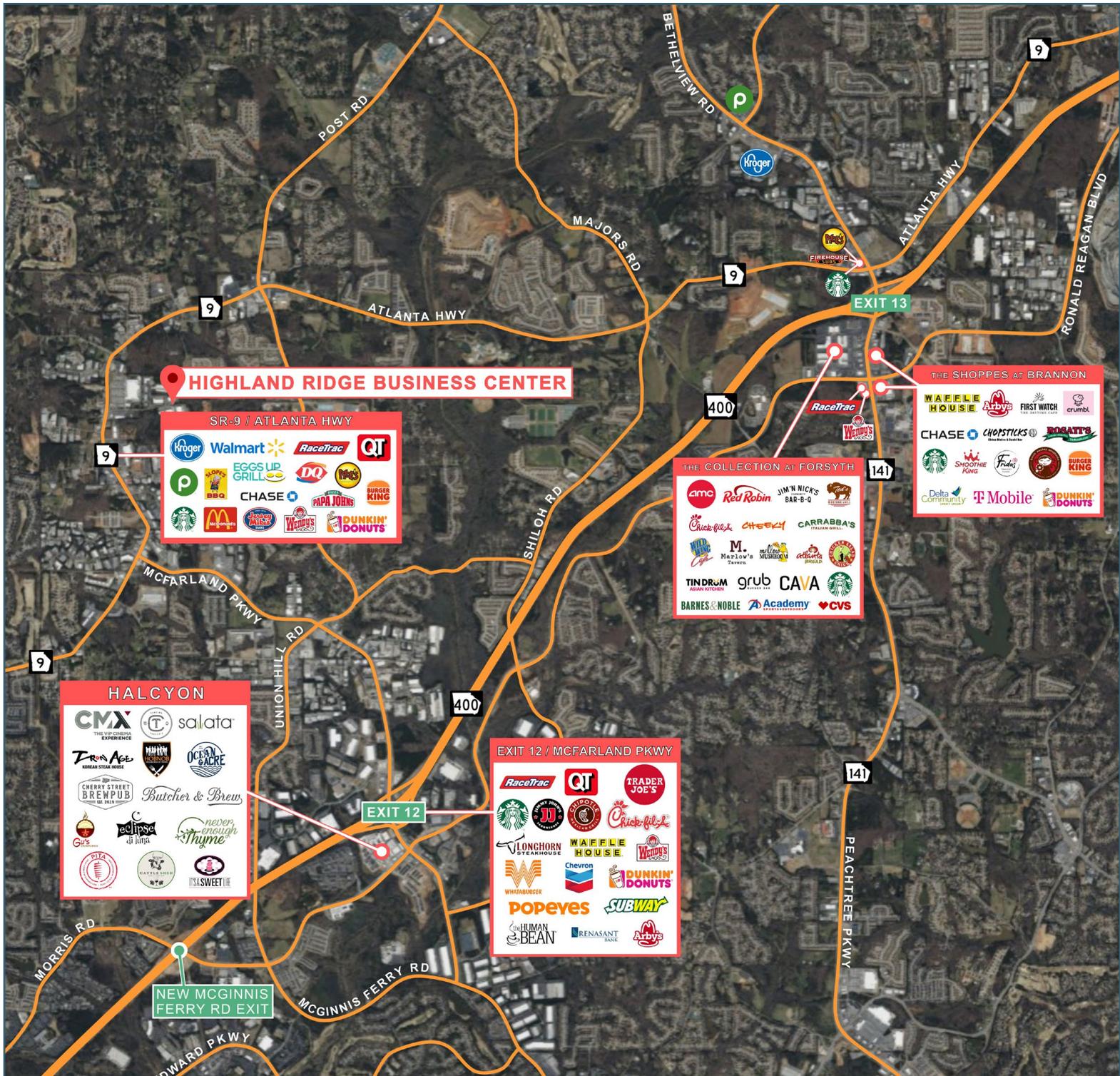
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## LOCAL AMENITIES



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## CORPORATE NEIGHBORS



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