

28,509 SF

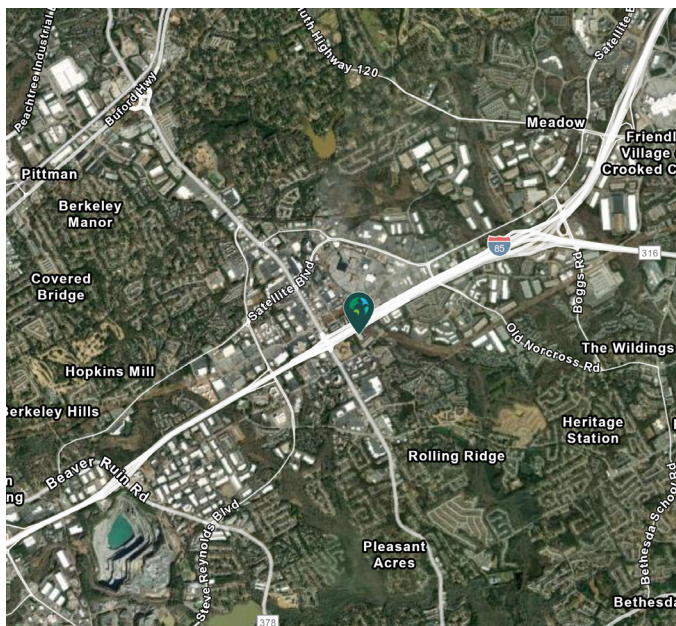
Industrial Space For Lease



Prologis Breckinridge Distribution Center



3445 Breckinridge Boulevard, Suite 200
Duluth, GA 30096 USA



LOCATION

- Direct signage off I-85
- <1 mile from Hwy 316
- <1 mile from I-85
- ±12 miles from I-285
- ±20 miles from I-75
- ±33.7 miles from Hartsfield-Jackson Atlanta International Airport, the nation's busiest airport

FACILITY

- 54,200 SF building
- 28,509 SF available
 - 3,045 SF office
- 22' minimum clear height
- Nine (9) dock doors;
 - Five (5) with EOD levelers
- Seventy-one (71) auto parking spaces
- Power: 277/480V, 750A
- 40' x 46-9" column spacing
- 123' truck court depth

ADVANTAGES AND AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign

Your single-source service for efficient move-in and operations: prologisessentials.com www.prologis.com



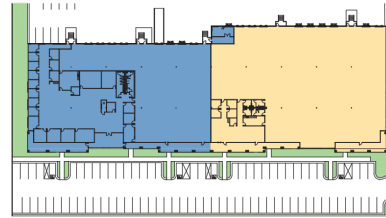
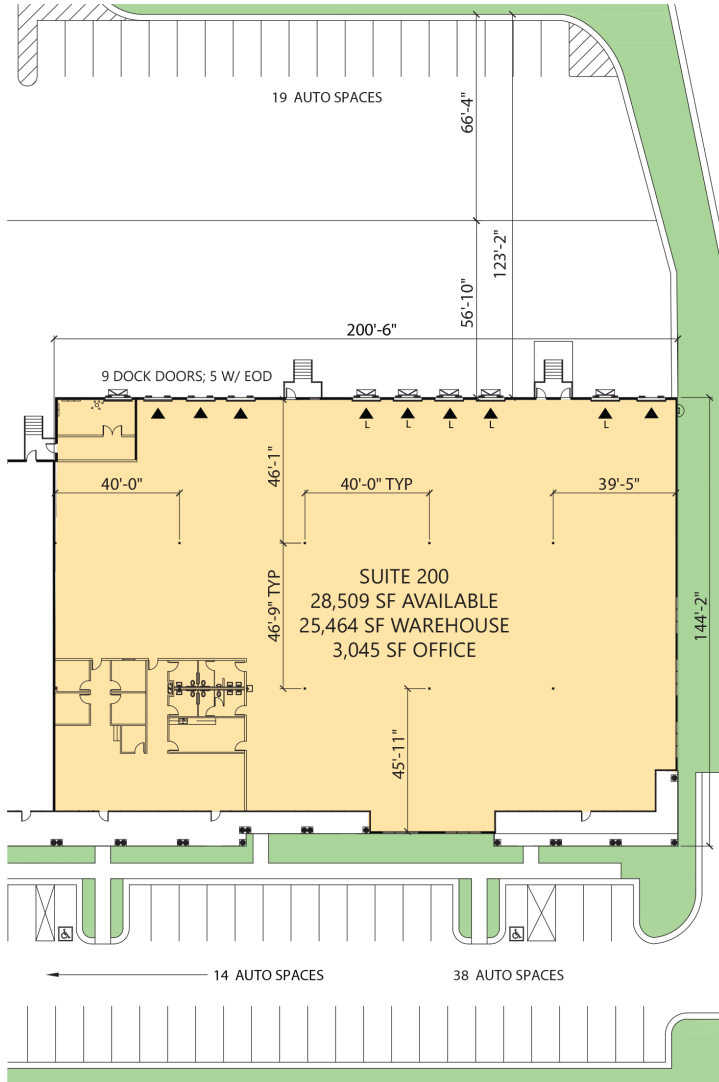
Scan the QR code for more info!

28,509 SF

Industrial Space For Lease



Prologis Breckinridge Distribution Center



KEY PLAN

LEGEND:

- ▲ DOCK DOOR
- ▲ L DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲ ON-GRADE DOOR
- G EDGE OF DOCK LEVELER
- ▽ PIT LEVELER
- LAND
- LEASED AREA
- VACANT AREA

CBRE

CBRE

Joanna Blaesing, SIOR
joanna.blaesing@cbre.com
ph +1 404 812 5021
cell +1 404 314 7376
3550 Lenox Road
Suite 2300
Atlanta, GA 30326

CBRE

Matt Higgins
matt.higgins@cbre.com
ph +1 404 895 0483
cell +1 404 923 1521
3550 Lenox Road
Suite 2300
Atlanta, GA 30326

CBRE

Mark Hawks, SIOR
mark.hawks@cbre.com
ph +1 404 504 5978
cell +1 404 580 4694
3550 Lenox Road
Suite 2300
Atlanta, GA 30326

CBRE

Todd Barton, SIOR
todd.barton@cbre.com
ph +1 404 923 1435
cell +1 770 596 3182
3550 Lenox Road
Suite 2300
Atlanta, GA 30326

Prologis

DeVonne Boler
dboler@prologis.com
ph +1 404 760 7261
cell +1 267 252 2143
3350 Peachtree Road NE
Suite 850
Atlanta, GA 30326