

AVAILABLE

4245 INTERNATIONAL BLVD
NORCROSS, GA 30093



**NEW ROOF TO BE
INSTALLED PRIOR TO
LEASE COMMENCEMENT**

PROPERTY HIGHLIGHTS

**Existing 3.5 MW power
capacity**

**Current layout suited for
production and assembly**

**16 dock-high doors and 2
drive-in doors**

Immediate access to I-85

249,200 SF

MANUFACTURING FACILITY WITH HEAVY POWER

NORCROSS, GA
10.58 ACRES

CONTACT

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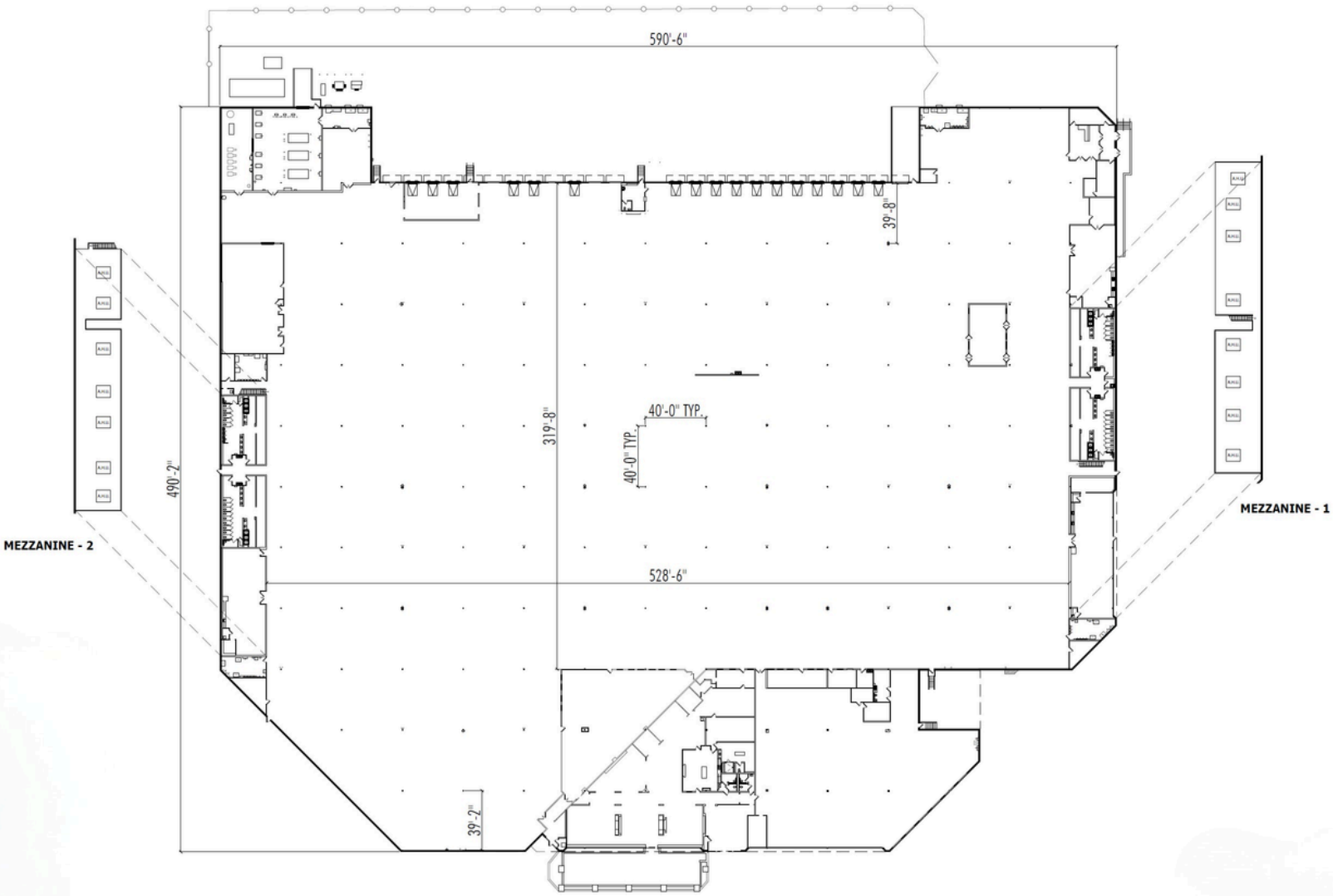
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Total Size	249,200 SF	Clear Height	24'
Office	29,100 SF	Land (Acres)	10.578
Warehouse	220,100 SF	Auto Parking	162 Spaces
Dock Doors	Sixteen (16)	Power	12,000 Amps, 3.5 MW
Drive-In Doors	Two (2)	Colum Spacing	40' x 40'
Truck Court Depth	115' (50' apron)	Zoning	M-1 (Light Industrial)

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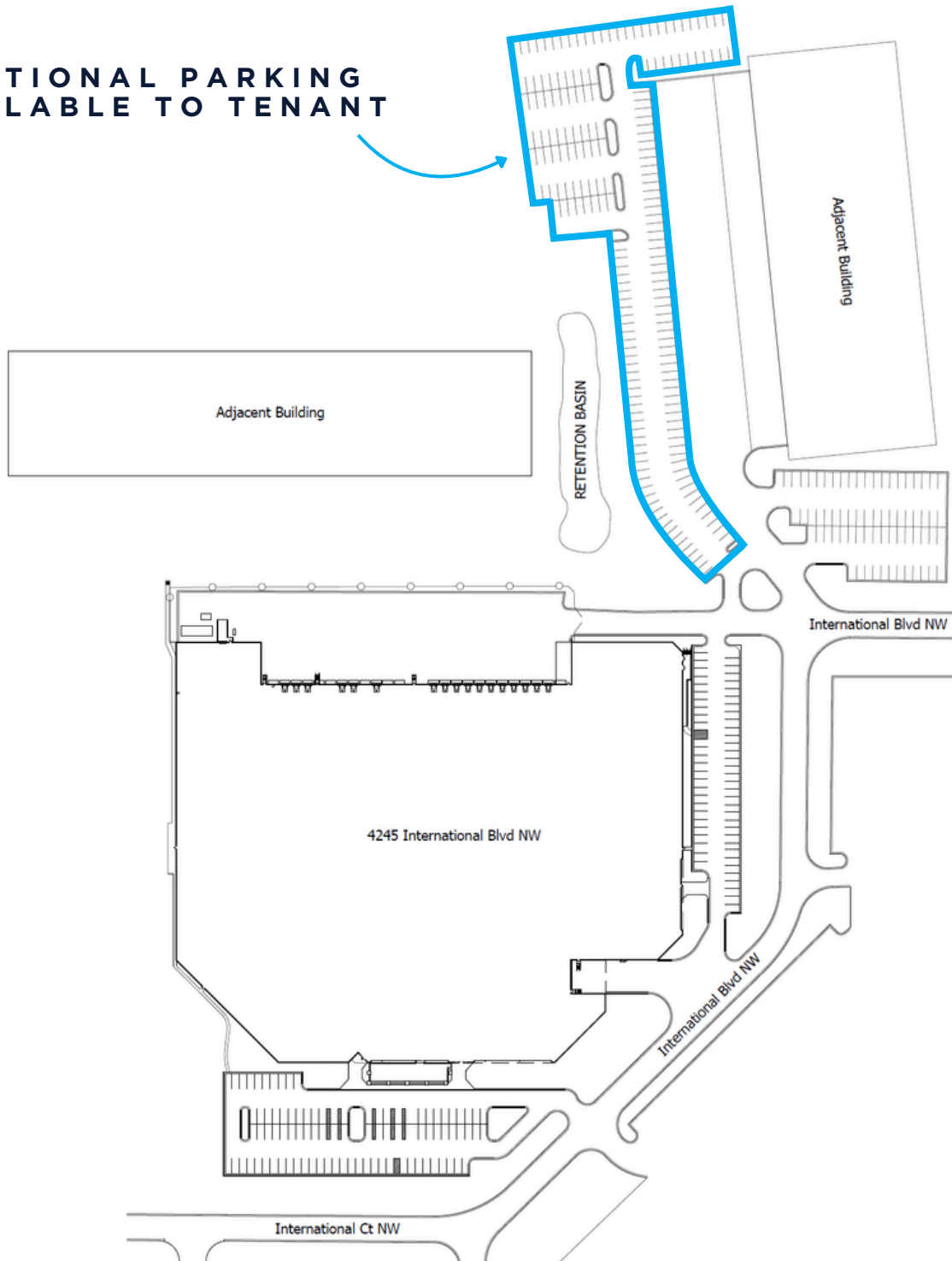
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**ADDITIONAL PARKING
AVAILABLE TO TENANT**



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NOTABLE DISTANCES

INTERSTATE

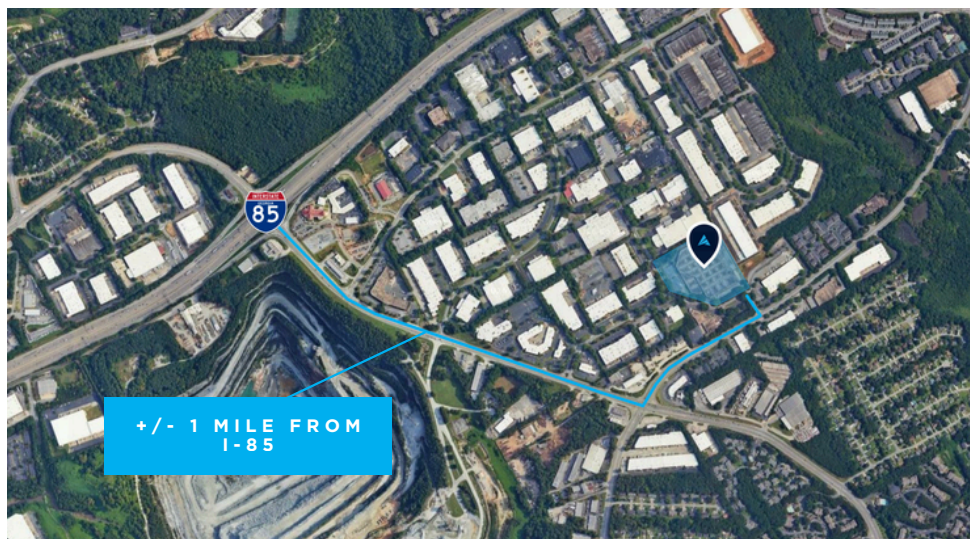
I-85	± 1 mile
I-285	± 7.5 miles
I-75	± 20 miles
I-20	± 20 miles

AIR

Hartsfield-Jackson	± 30 miles
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PORT CITIES

Savannah, GA	± 268 miles
Charleston, SC	± 331 miles
Jacksonville, FL	± 367 miles
Miami, FL	± 713 miles



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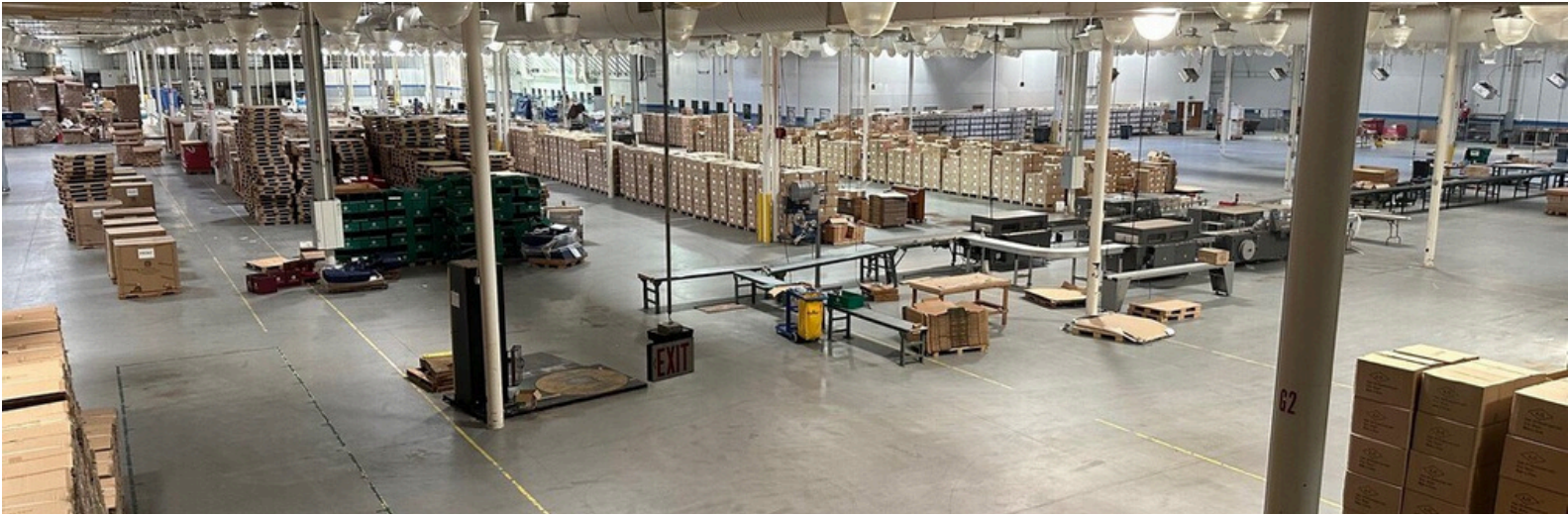
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**PARTNERSHIP OF
GWINNETT**

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