

1336 Citizens Parkway

MORROW, GEORGIA 30260

SUITE A

10,317 sq. ft.
AVAILABLE

8,117 sq. ft.
WAREHOUSE AREA

2,200 sq. ft.
OFFICE SPACE

SUITE E

2,756 sq. ft.
AVAILABLE

2,256 sq. ft.
WAREHOUSE AREA

500 sq. ft.
OFFICE SPACE

Features

A 24,178 sq. ft. multi-tenant industrial building, apart of a three-building, 345,000 square foot, multi-tenant industrial business park in the I-75 South submarket off of I-75 and Georgia Highway 54.

Efficient operations with rear dock loading.

Designed to accommodate distribution and flex office users.

Property is located one mile from I-85, and one turn from exit 233.



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.

56M+

square feet of logistics space

400+

warehouse, distribution and cold storage properties

89M+

square foot development pipeline



Tailored to your needs

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



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.



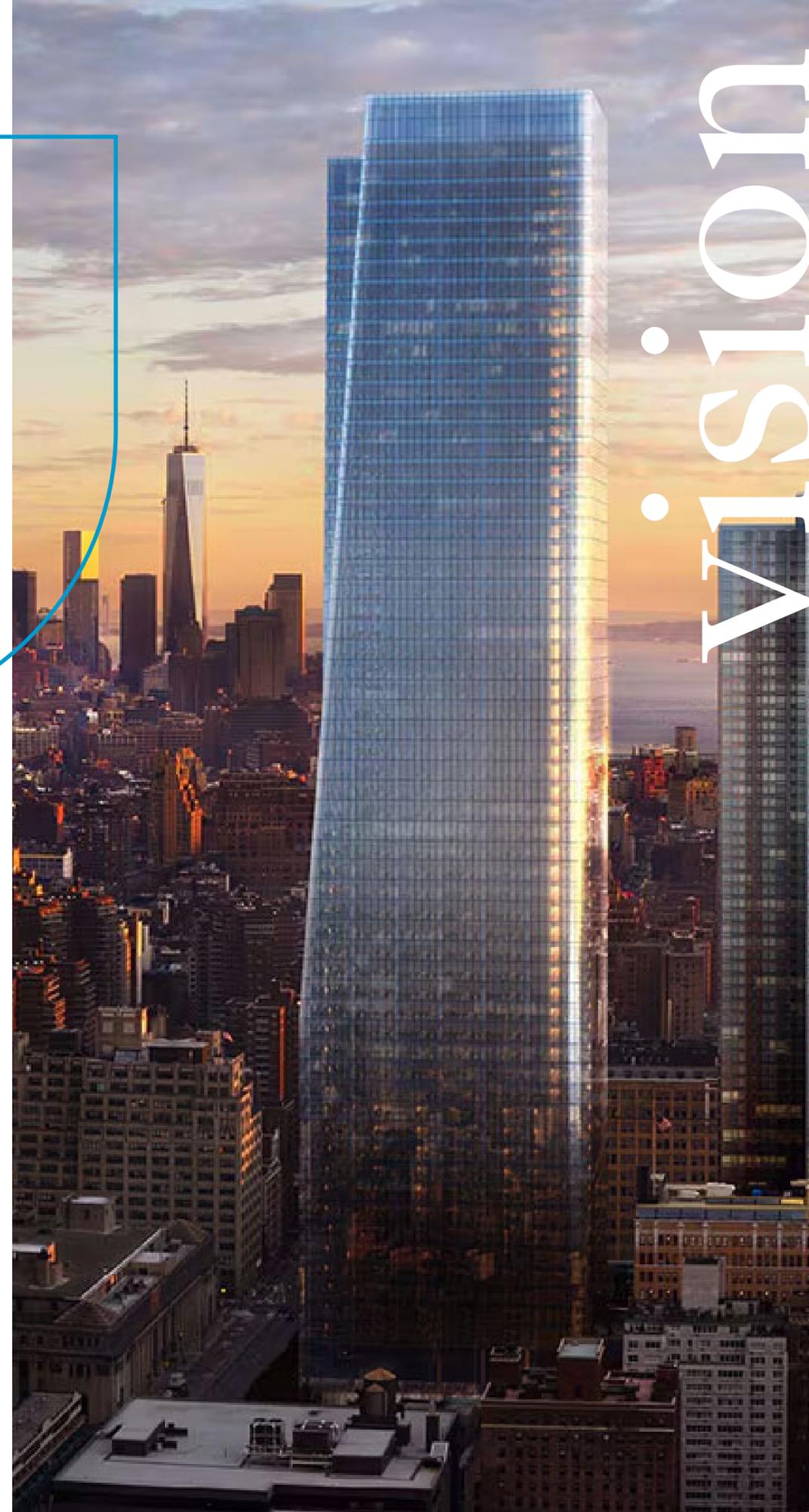
The Brookfield advantage

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

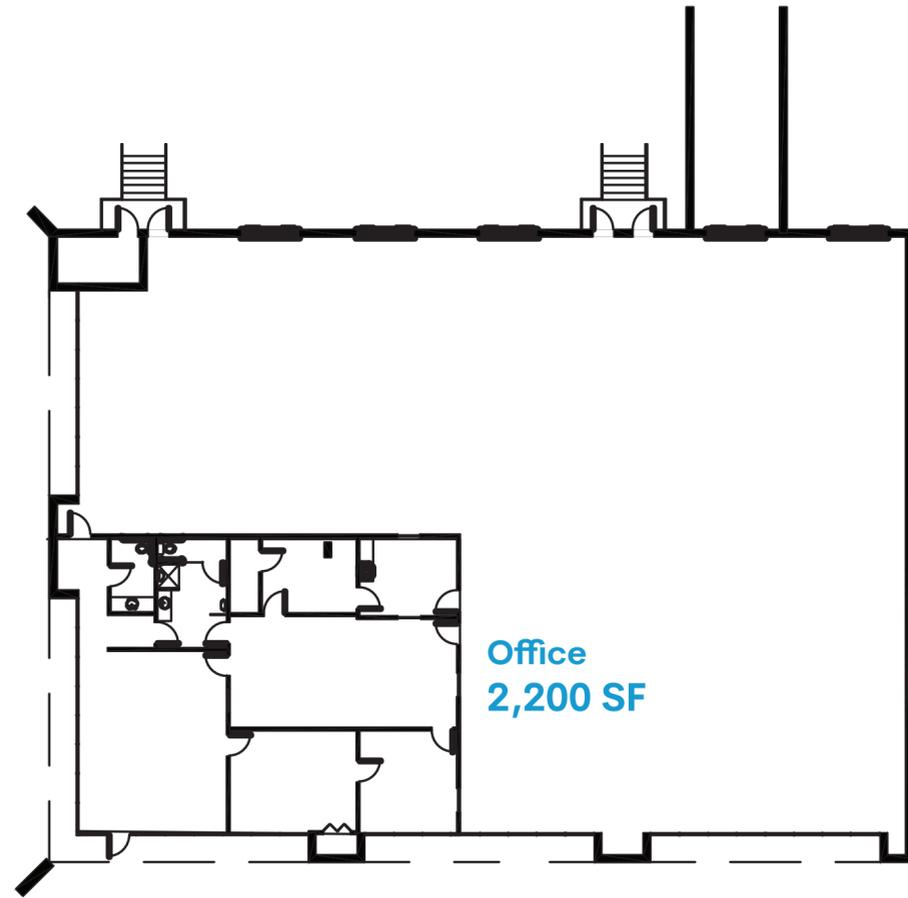


Culture of innovation

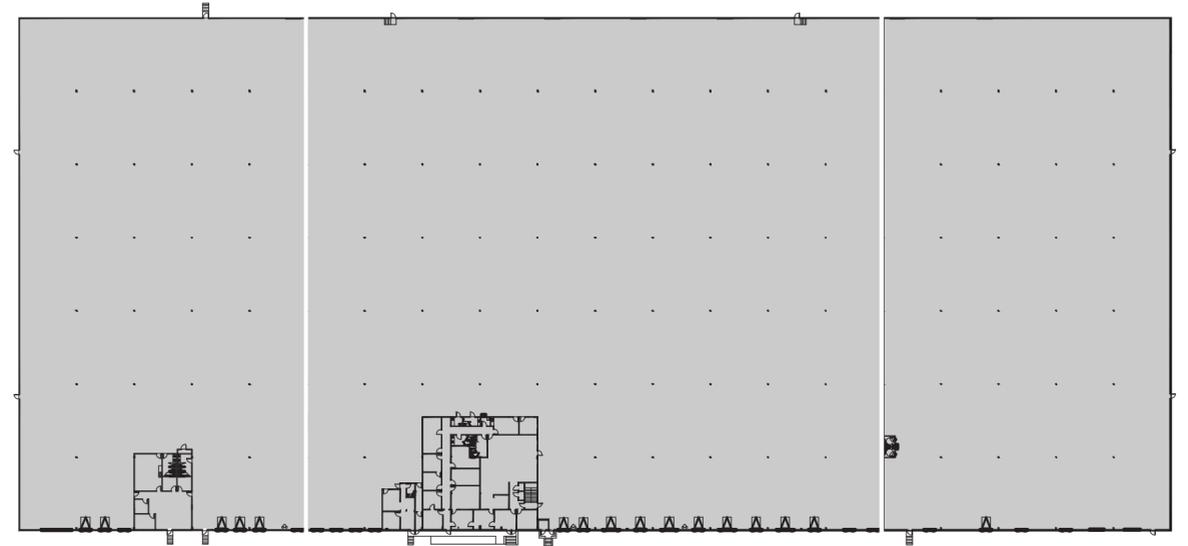
We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



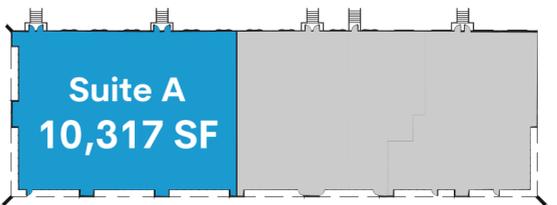
Suite A - Availability



1310



1286



1336

20'
Clear
Height

42' x 40'
Column
Spacing

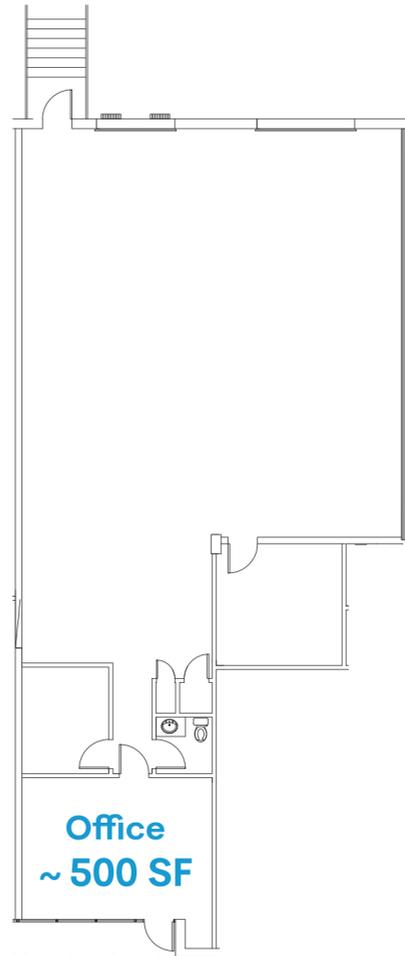
4
Dock-High

1
Drive-In

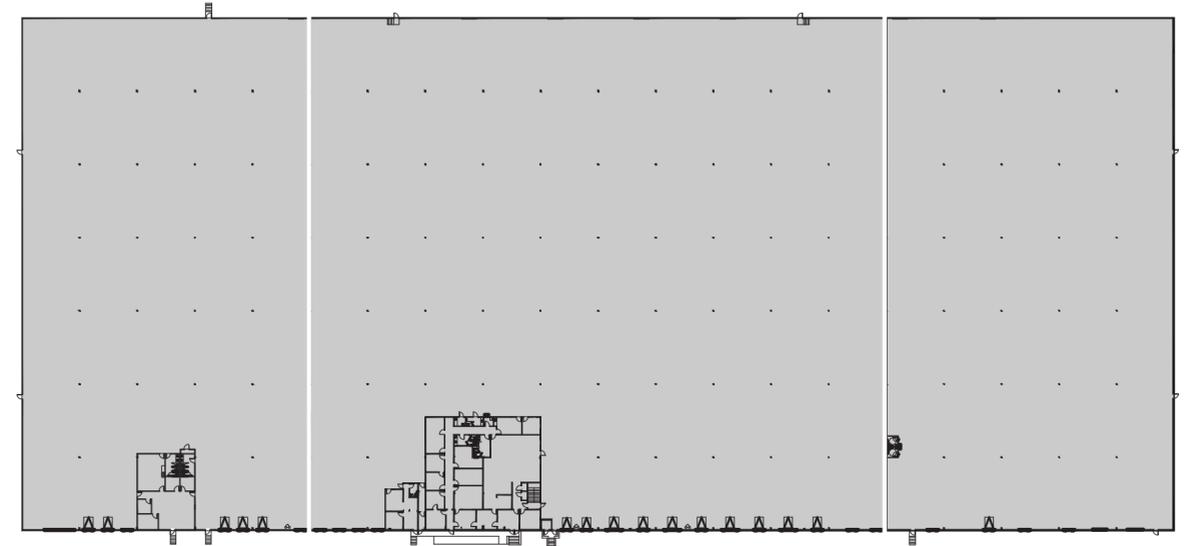
LED
Lighting



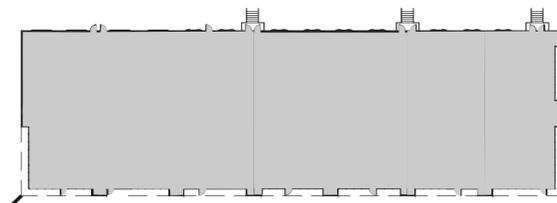
Suite E - Availability



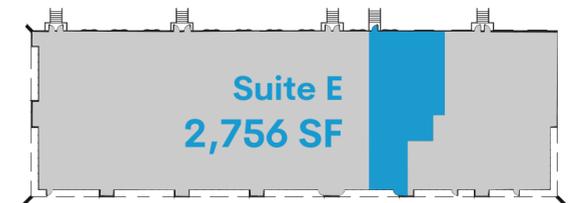
1310



1286



1336



20'
Clear
Height

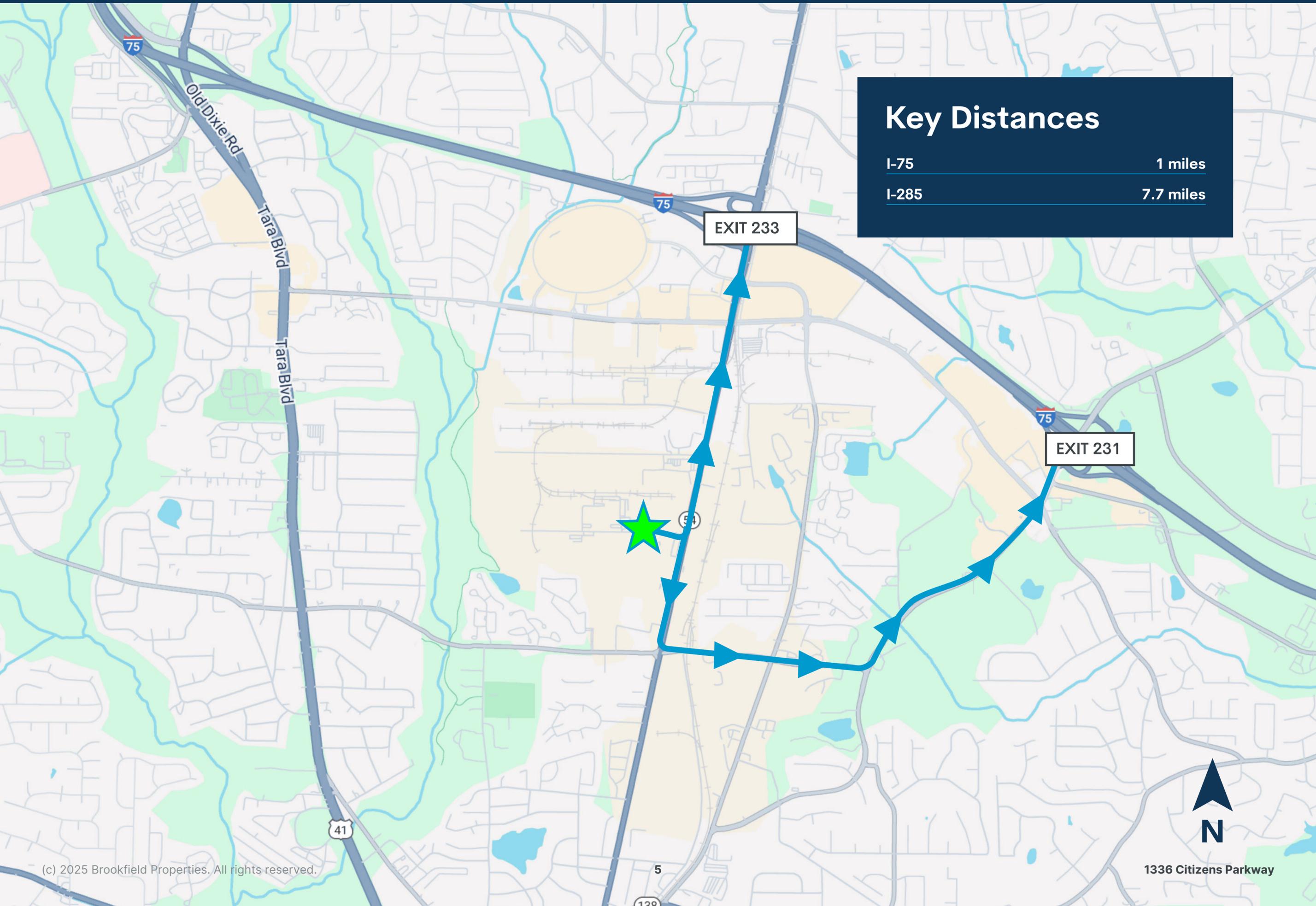
42' x 40'
Column
Spacing

1
Van-Height

1
Drive-In

LED
Lighting





Key Distances

I-75	1 miles
I-285	7.7 miles

EXIT 233

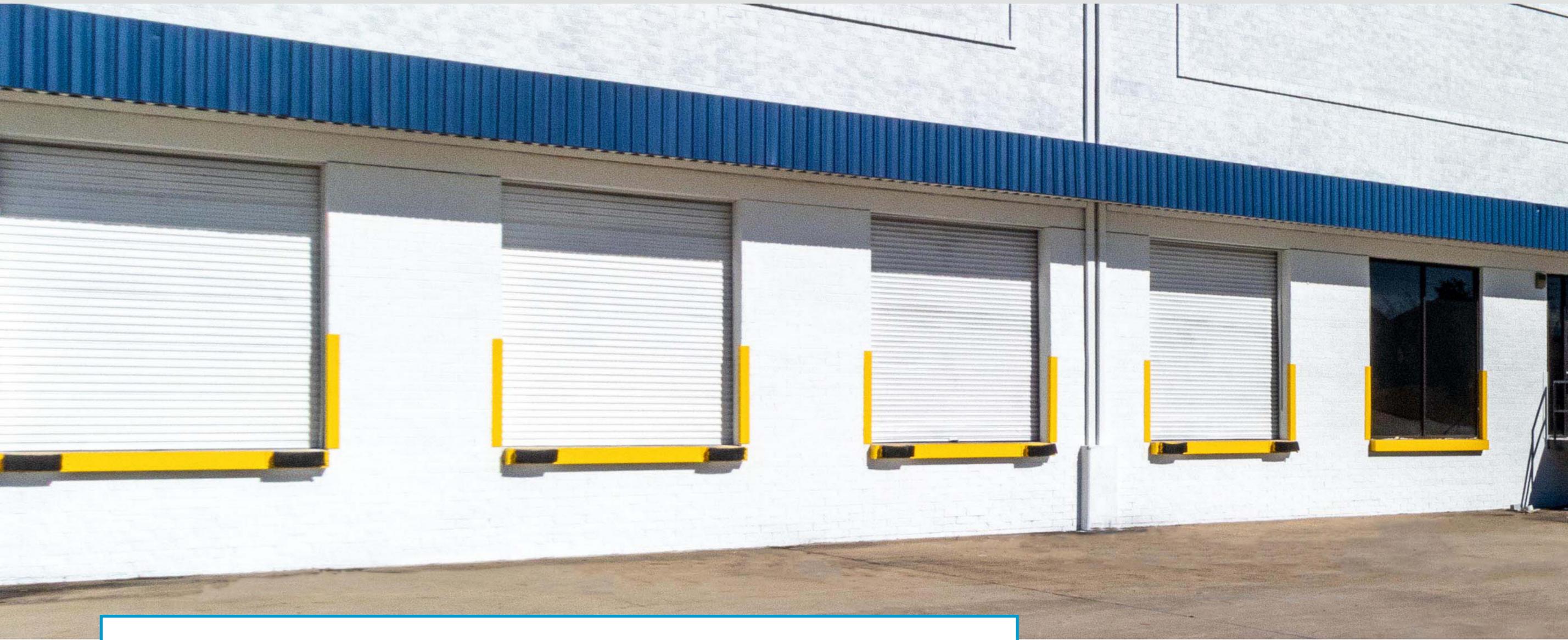
EXIT 231



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