

FOR SUBLEASE

AVAILABLE NOW!

70,000 SF

**LOGISTICS
CENTRAL**

BUILDING 1
1310 Citizens Parkway
Morrow, GA 30260

Double Pro Fee

broker bonus

Sublease must be fully executed by
December 31, 2025

Rental Rate	Occupancy	Lease Term Thru
Negotiable	Immediate	06/30/2027

Class B industrial warehouse with excellent accessibility to Hwy 54 / I-75. Front loading configuration designed to accommodate both light and heavy industrial usage.

NEWMARK

For more information:

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3455 Peachtree Rd NE, Suite 1800 nrmk.com
Atlanta, GA 30326
t 770-552-2400



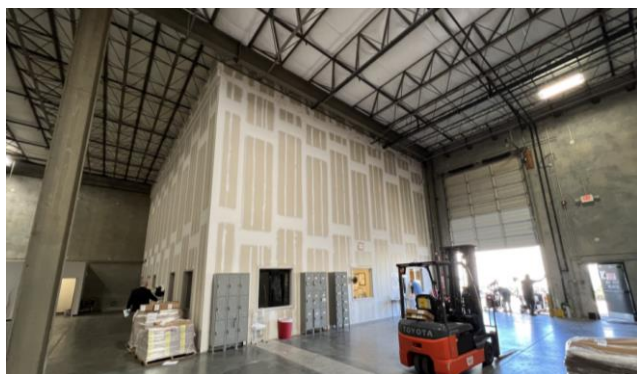
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sqft
± 2,500
Office Space

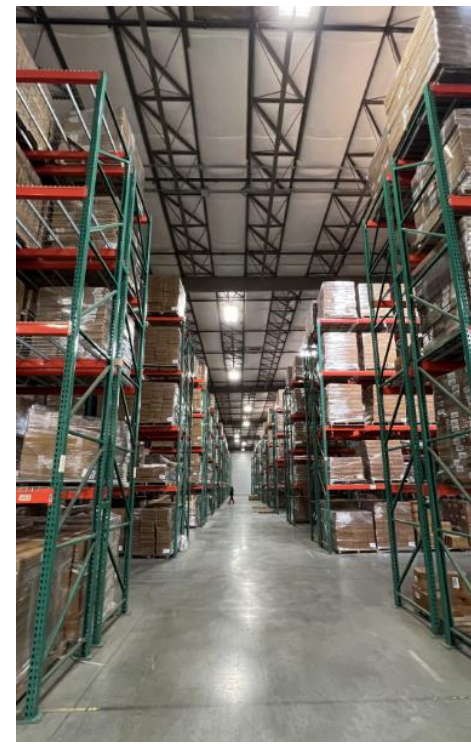
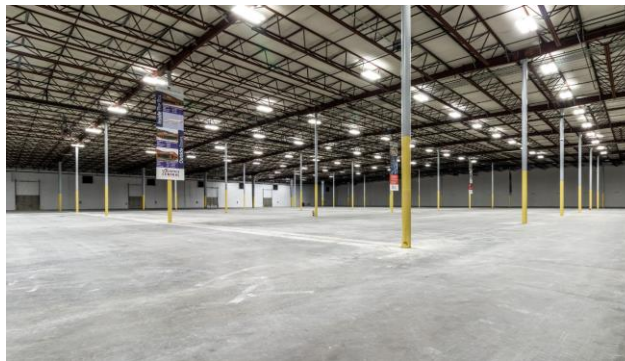
39'w X 50'd
Column Space

4
Dock-High Doors

- CLEARHEIGHT: 28'
- SPRINKLER: Yes
- RAIL SPOTS: 2
Norfolk Southern Rail Line
- PARKING: Common parking available
- TRUCKCOURT: 172'
- ZONING: HI



- Endcap space
- Campus setting
- LED lighting
- Quick access to I-75
- Racking included



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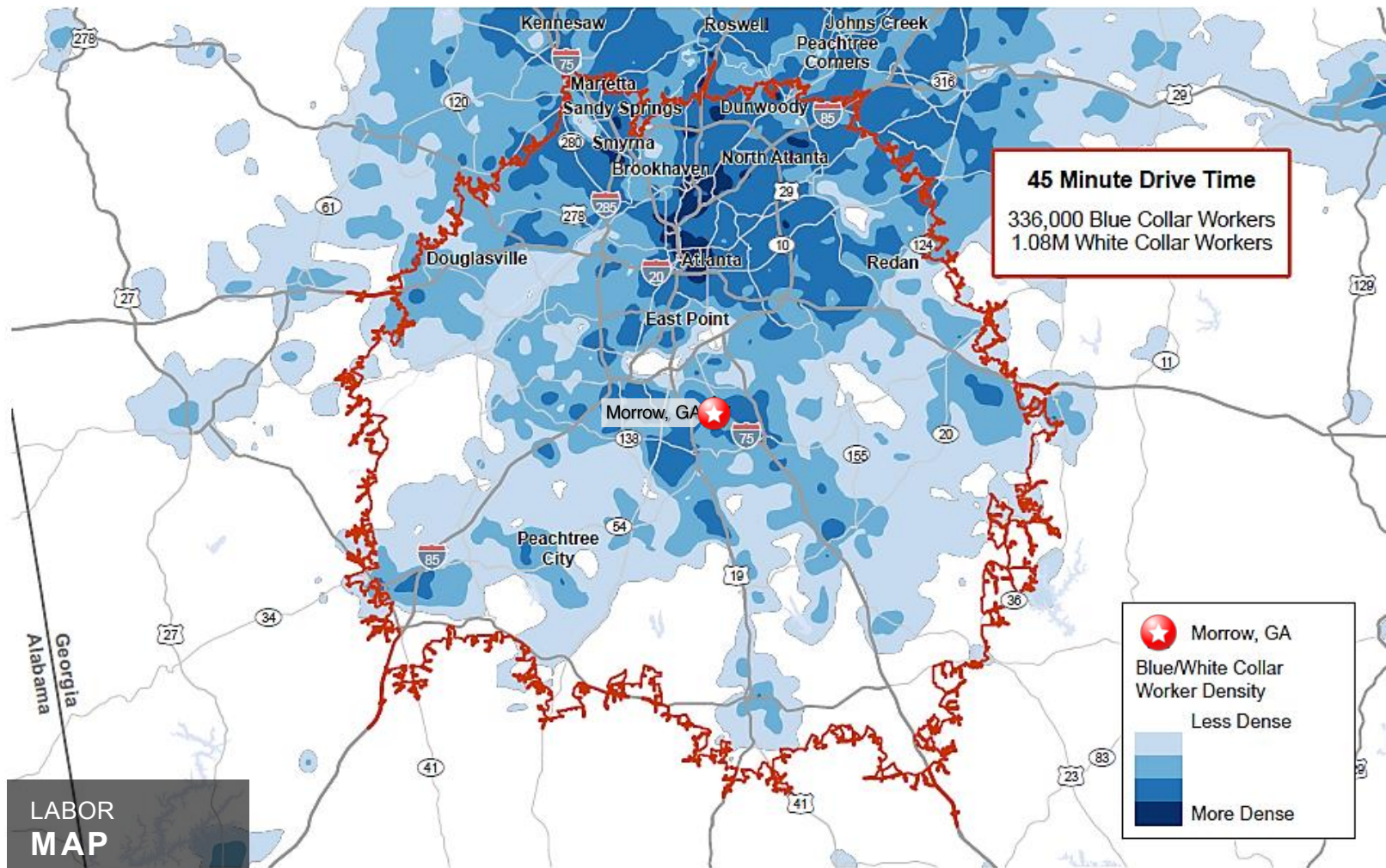


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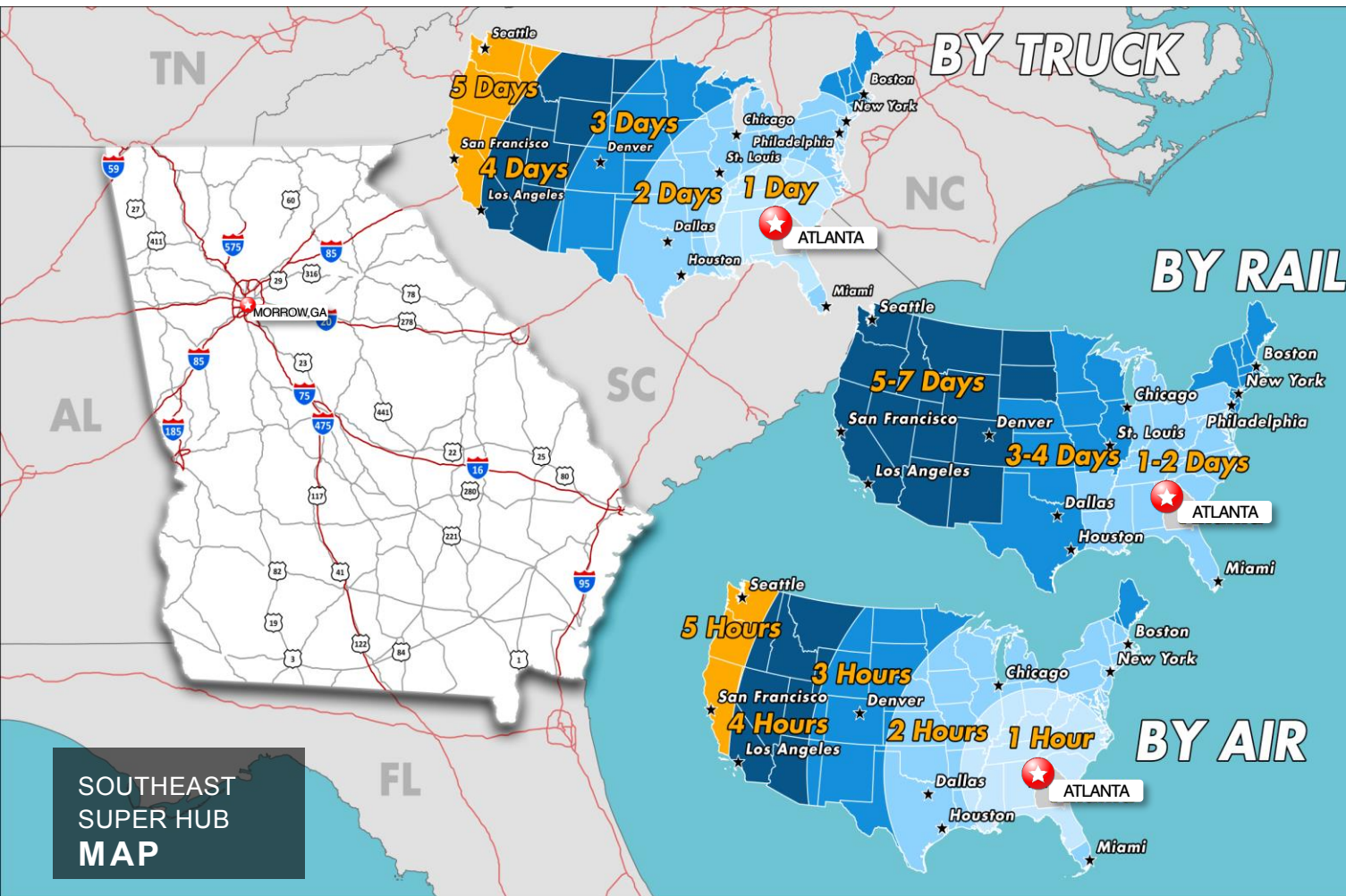


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Georgia Transportation Infrastructure, Logistics, & Market Access

Georgia has built an unsurpassed logistics and transportation network that enables you to move your products quickly and efficiently. According to the Porter Study, conducted by Michael Porter of Harvard University, Georgia has the fourth largest logistics hub in the U.S. The report states that this ranking is a result of Georgia's outstanding road infrastructure, deepwater port facilities, and Hartsfield-Jackson Atlanta International Airport. The logistics and transportation industries in the state provide an unparalleled infrastructure that not only saves time and money but provides a foundation for competing in an increasingly global marketplace.

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