



126,405 SF OF INFILL DISTRIBUTION SPACE
AVAILABLE FOR LEASE | NORCROSS, GA



6450
JIMMY
CARTER

STREAM

 Sagard



AVAILABILITY HIGHLIGHTS

Building SF **126,405 SF - 100% HVAC'd**

Available SF **40,000 SF - 126,405 SF**

Existing Office SF **+/- 5,000 SF**

Land Area **9.54 AC**

Year Built **1979**

Configuration **Side Load**

Loading **18 Dock-High, 2 Drive-In**

Clear Height **22'**

Column Spacing **50' x 36' typical with 42' speed bay**

Truck Court Depth **115'**

Sprinkler System **Wet**

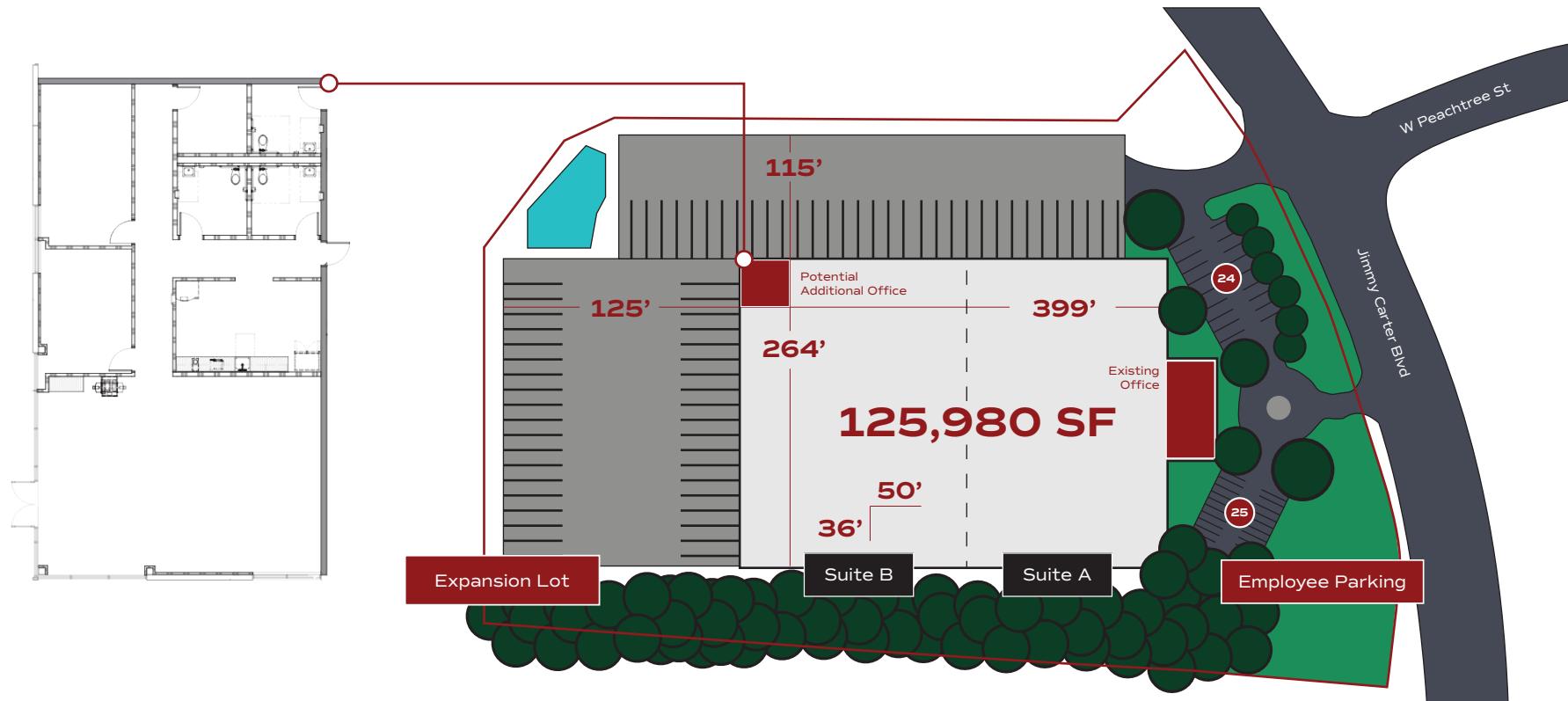
Lighting **Motion Detected LED**

Employee Parking **49 Auto Parks (Expandable)**

Expansion Parking **Approximately 200 Auto Spaces**



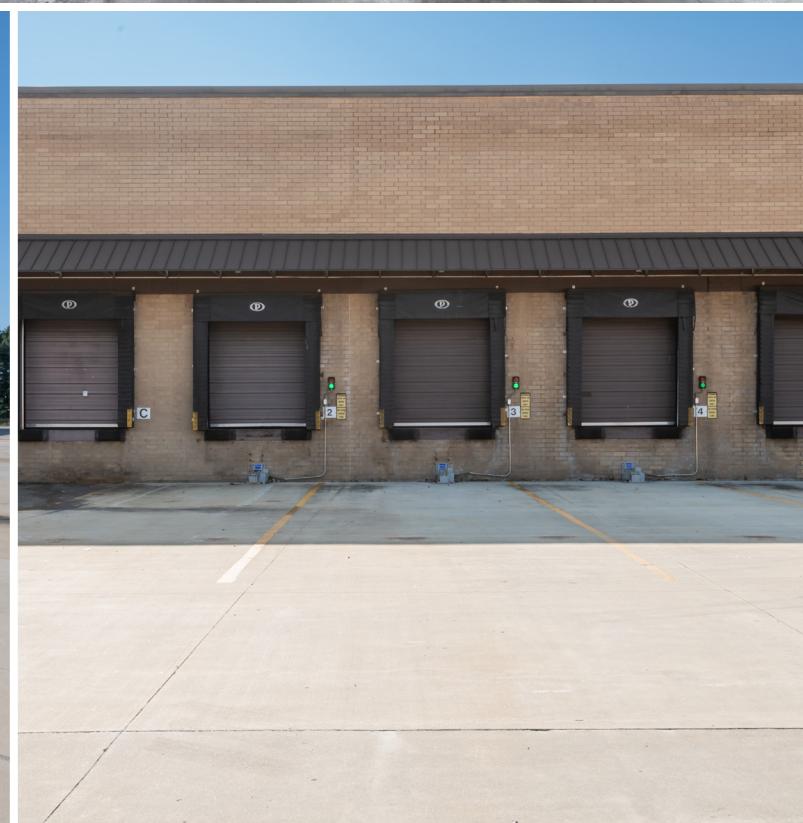
EXTENSIVE IMPROVEMENTS UNDERWAY

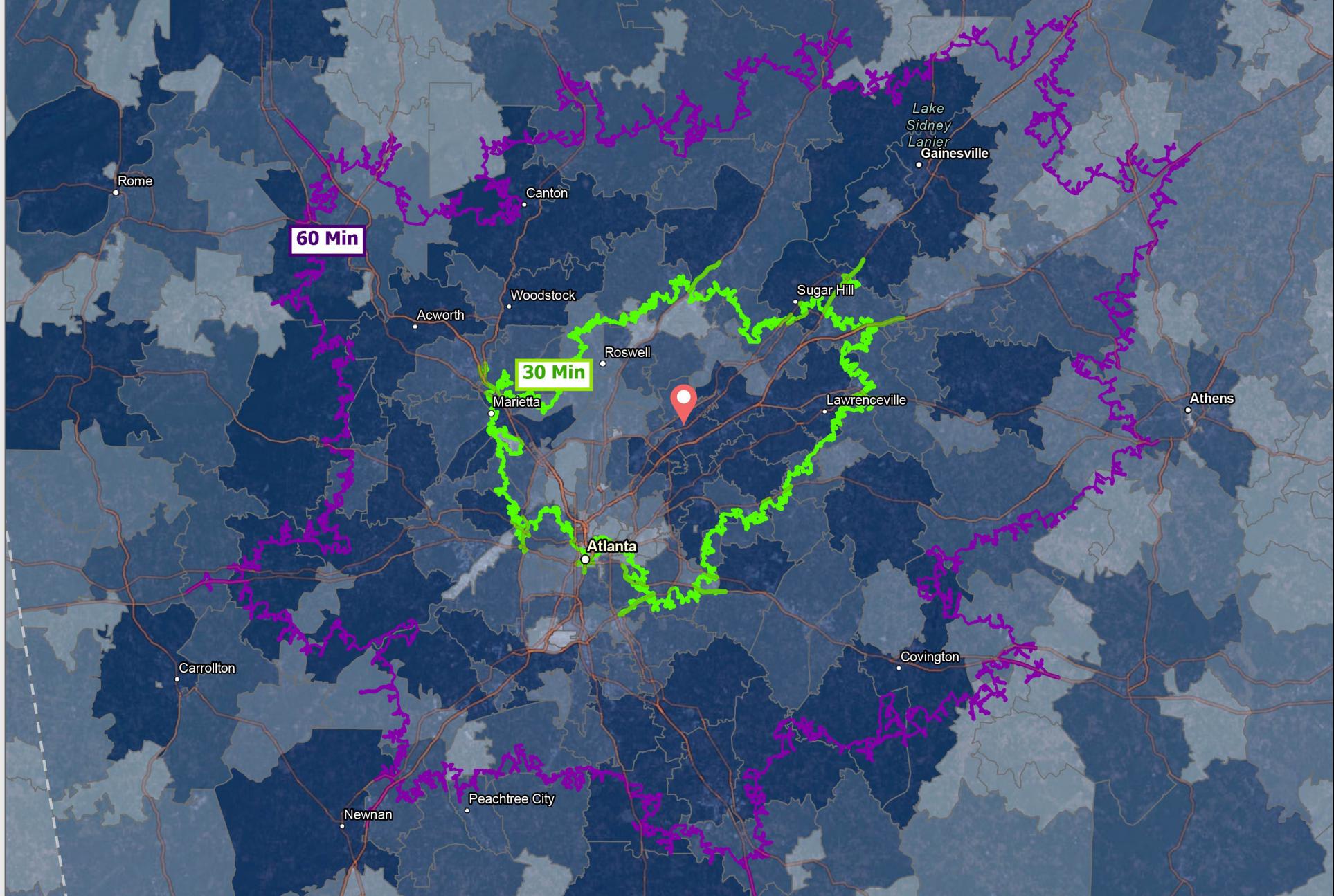


NEW PAINT AND CARPET
IN EXISTING OFFICE

EXPANSION TRUCK COURT/
ADDITIONAL EMPLOYEE PARKING

MOTION SENSOR LED LIGHTS
IN WAREHOUSE





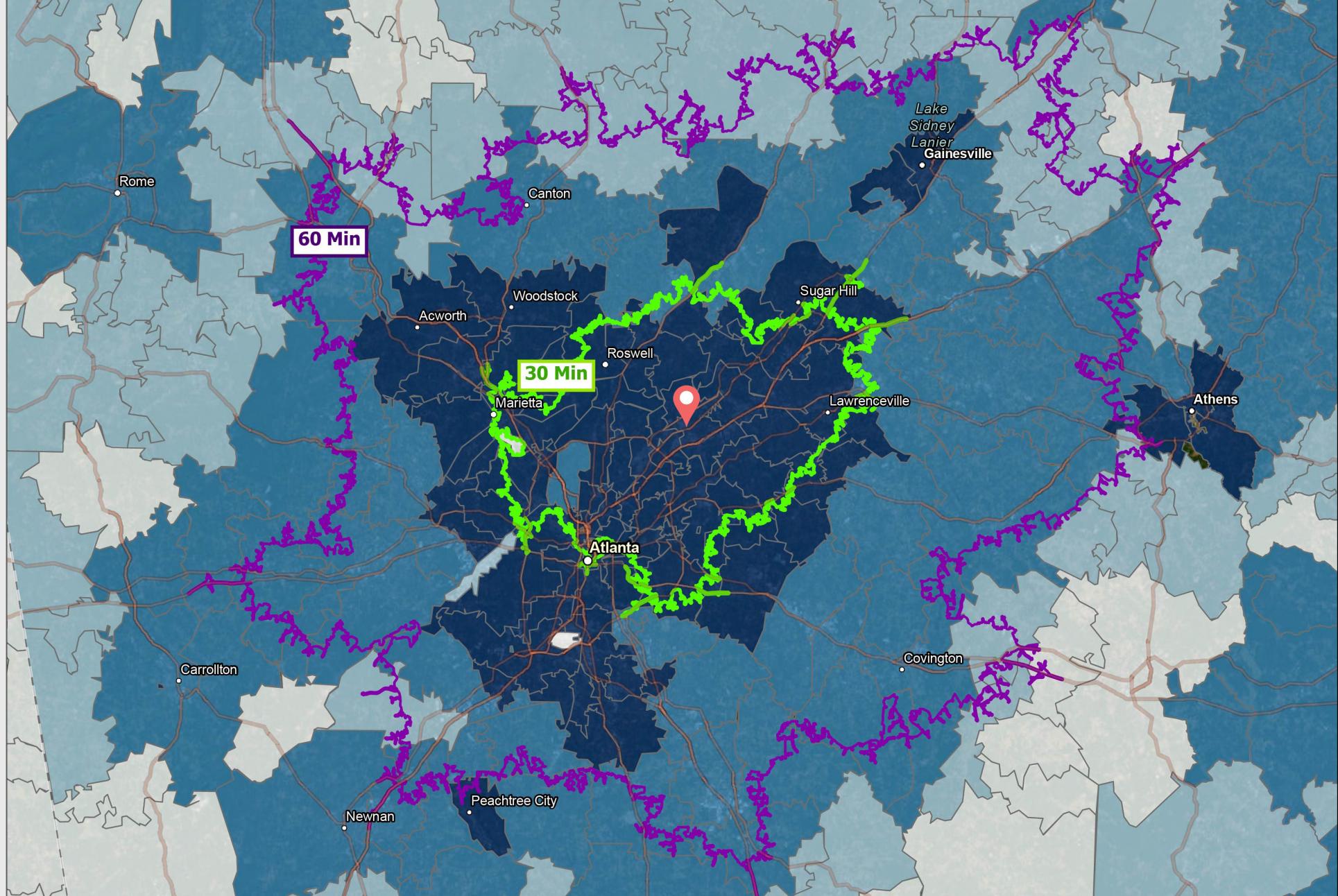
STRATEGICALLY LOCATED
IN A DENSELY POPULATED AREA WITH ACCESS
TO A ROBUST WAREHOUSE LABOR FORCE.



6450 Jimmy Carter Blvd, Peachtree Corners, GA 30071

2024 Warehouse Laborers

- Less than 515
- 516 - 1,250
- 1,251 - 2,800
- Greater than 2,800

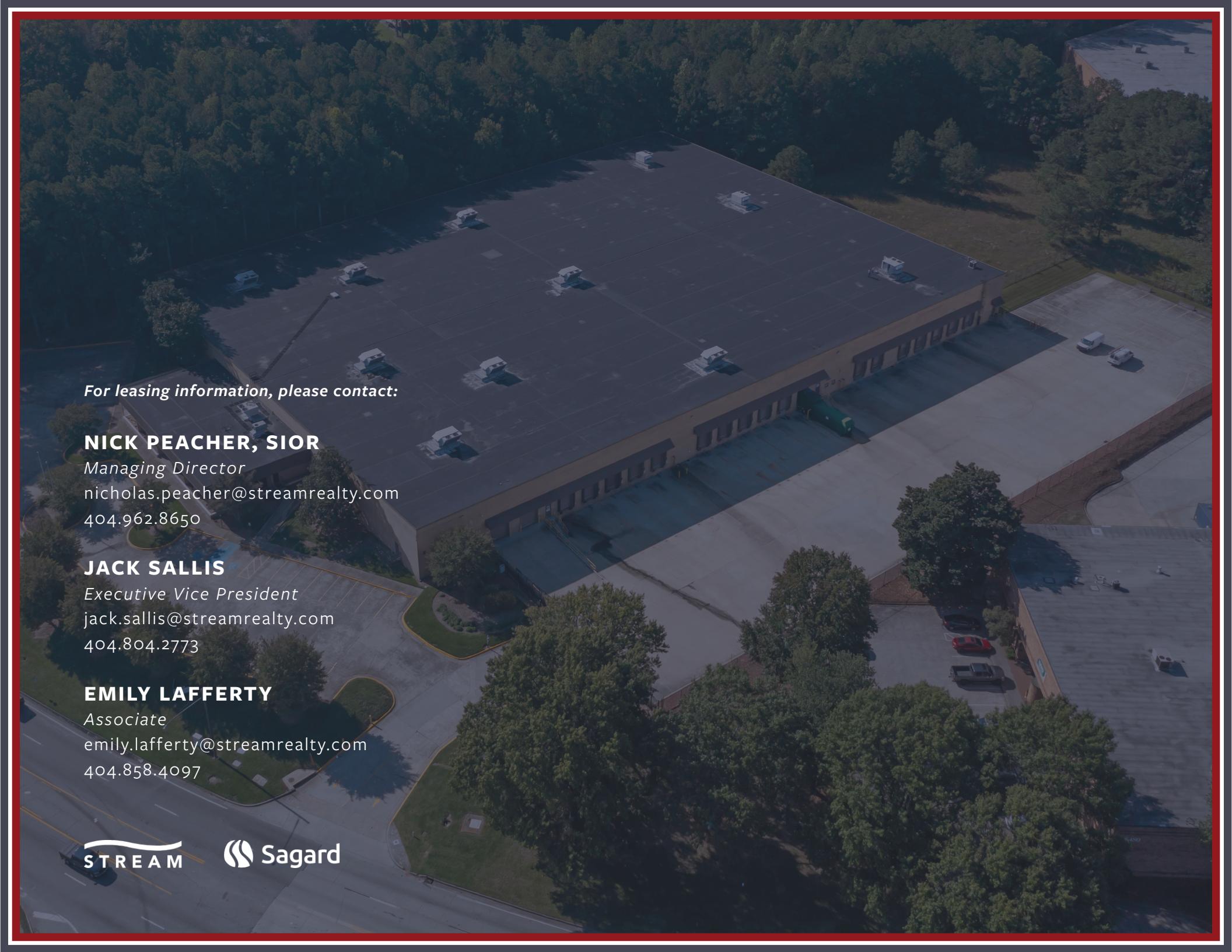


STRATEGICALLY LOCATED
IN A DENSELY POPULATED AREA WITH ACCESS
TO A ROBUST WAREHOUSE LABOR FORCE.

 6450 Jimmy Carter Blvd, Peachtree Corners, GA 30071

2024 Population Density by Zip Code

- Less than 70/sq mi
- 71 - 220 /sq mi
- 221 - 1,400 sq/mi
- 1,401 - 16,000 sq/mi



For leasing information, please contact:

NICK PEACHER, SIOR

Managing Director

nicholas.peacher@streamrealty.com

404.962.8650

JACK SALLIS

Executive Vice President

jack.sallis@streamrealty.com

404.804.2773

EMILY LAFFERTY

Associate

emily.lafferty@streamrealty.com

404.858.4097

