


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

 6450
JIMMY
CARTER


STREAM

 Sagard

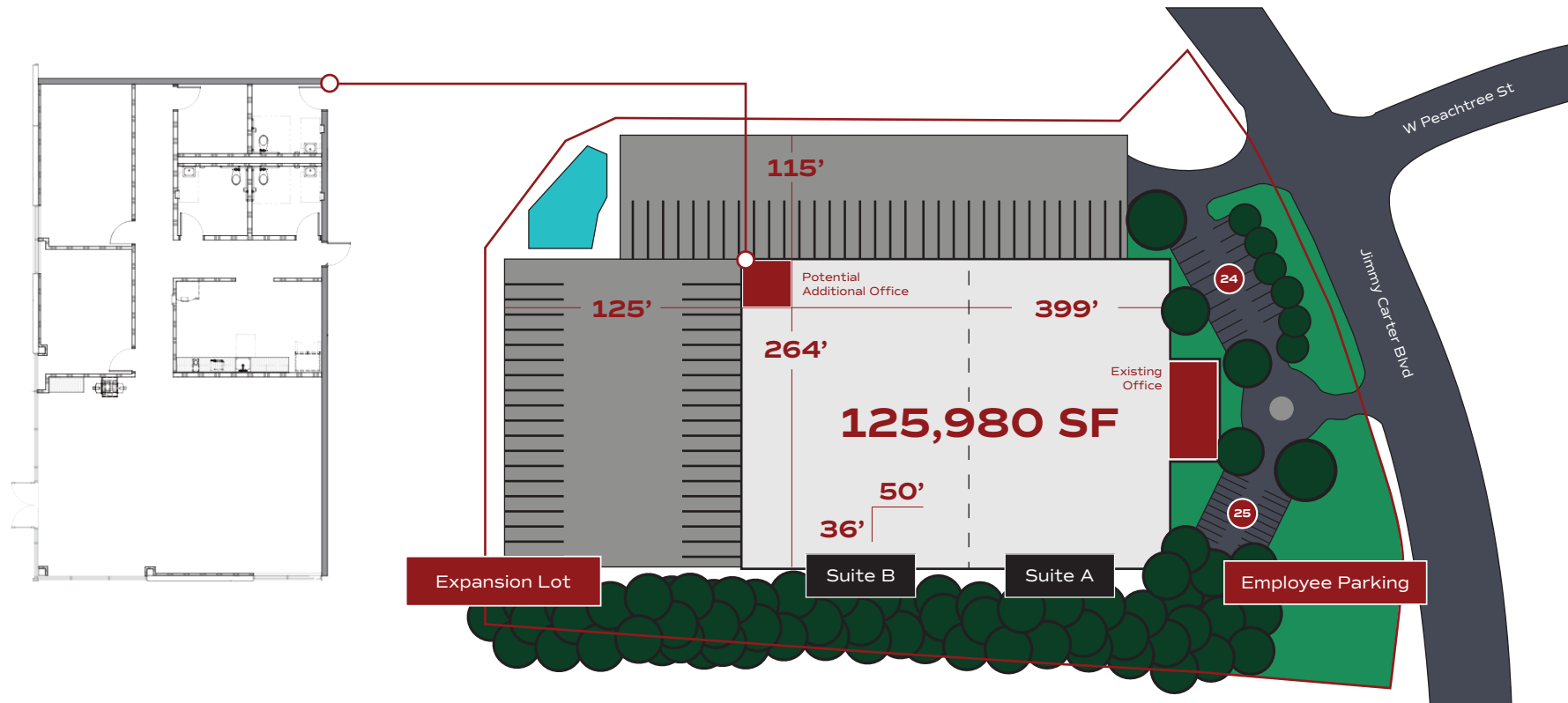


AVAILABILITY HIGHLIGHTS

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

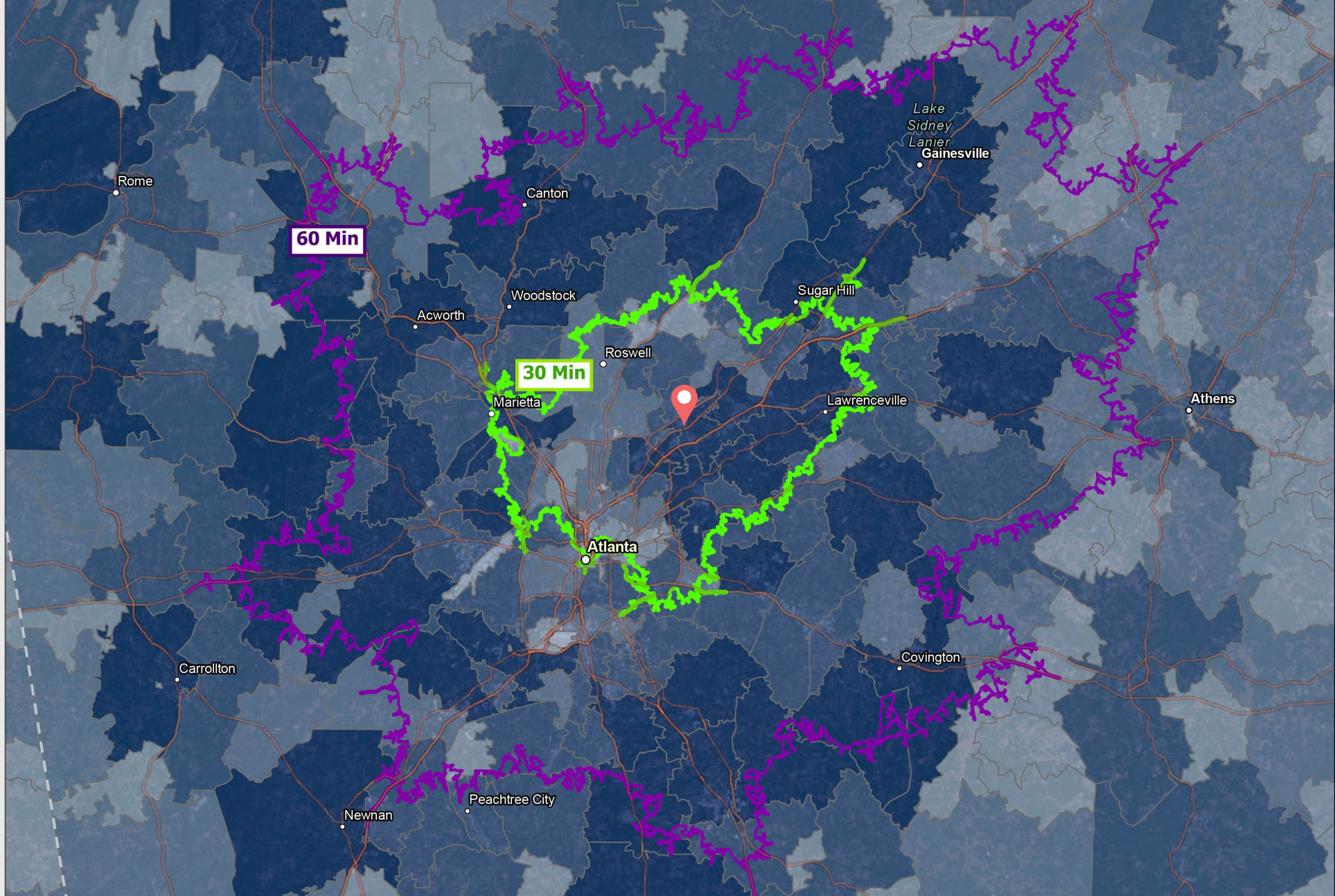


EXPANSION TRUCK COURT/
ADDITIONAL EMPLOYEE PARKING



MOTION SENSOR LED LIGHTS
IN WAREHOUSE



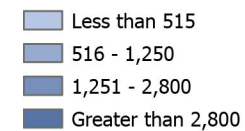


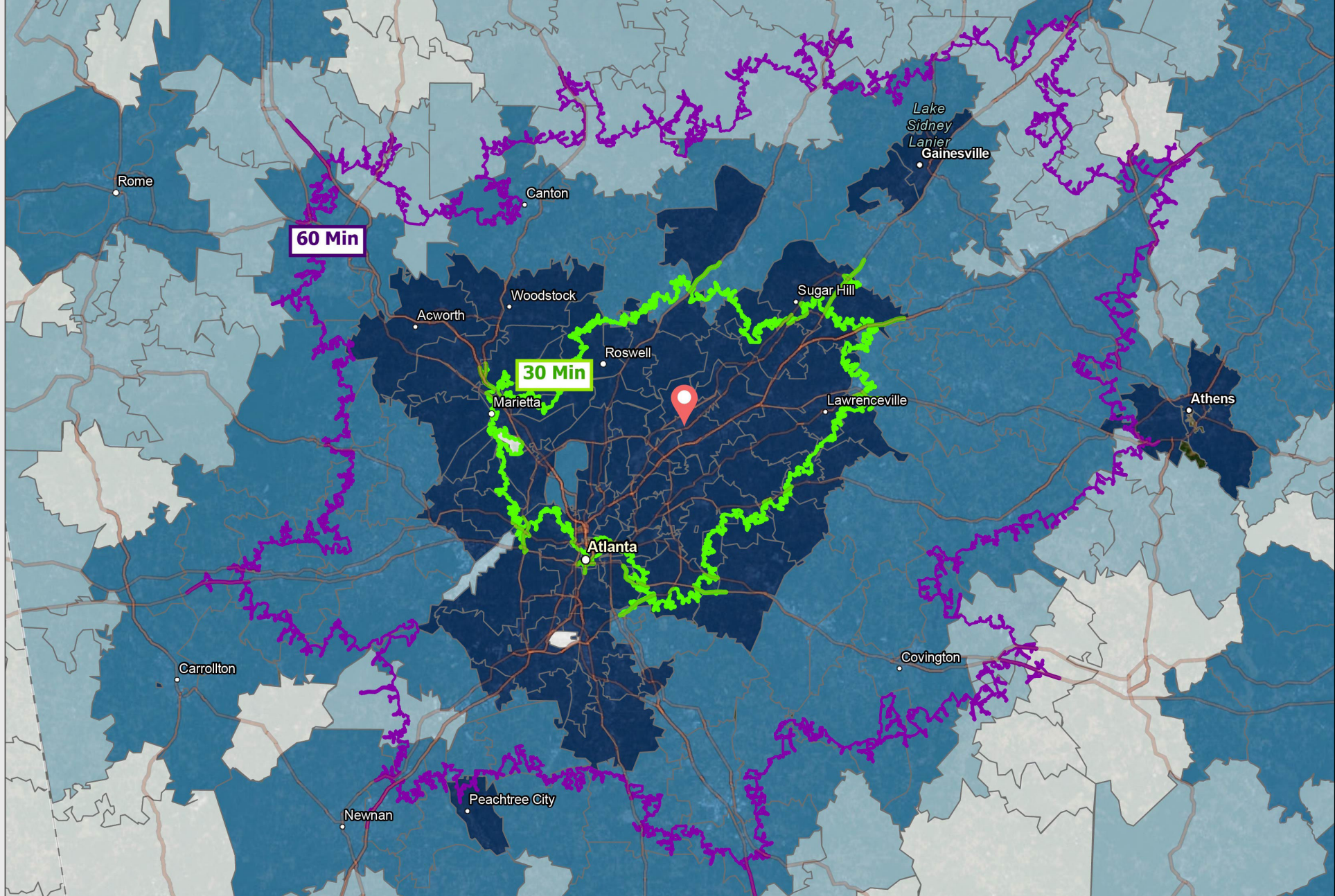
STRATEGICALLY LOCATED
*IN A DENSELY POPULATED AREA WITH ACCESS
TO A ROBUST WAREHOUSE LABOR FORCE.*



6450 Jimmy Carter Blvd, Peachtree Corners, GA 30071

2024 Warehouse Laborers





STRATEGICALLY LOCATED

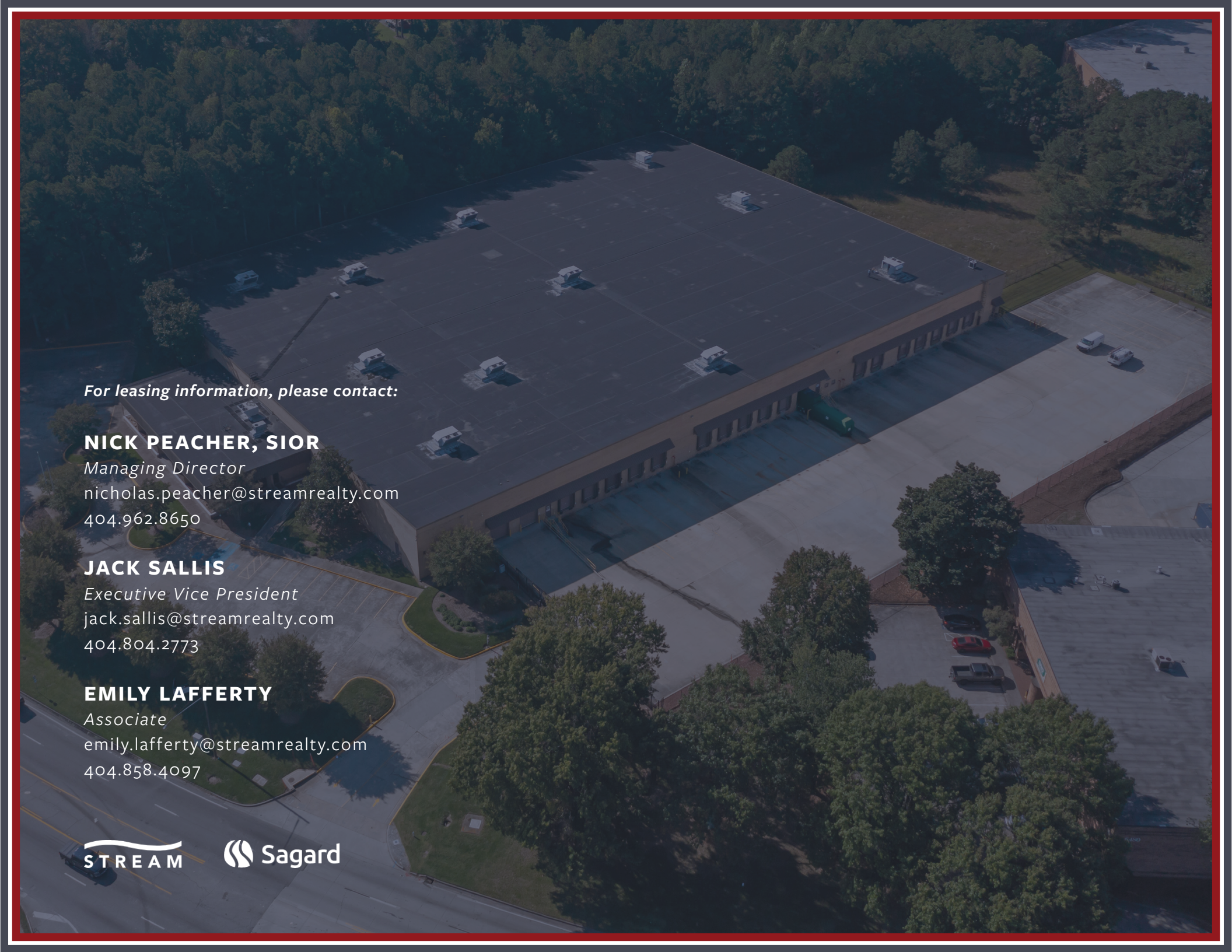
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2024 Population Density by Zip Code

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



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