

FOR SUBLEASE

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

Rental Rate
Negotiable

Occupancy
Immediate

Lease Term Thru
06/30/2027

Double Pro Fee
broker bonus

Sublease must be fully executed by
December 31, 2025

IMMEDIATE AVAILABILITY 91,957 SF

Southlake Distribution Center

7135 Southlake Parkway
Morrow, GA 30260

NEWMARK

For more information:

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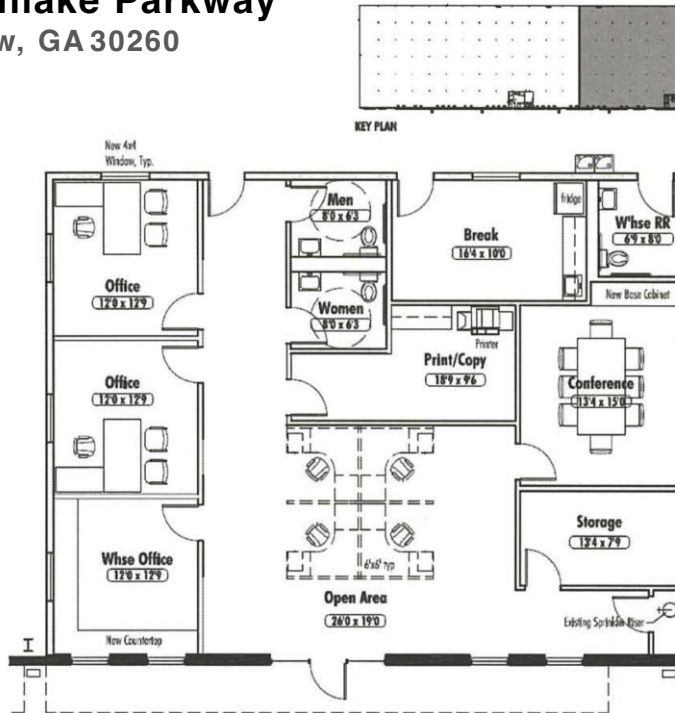
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- End cap space
- Campus setting
- LED lighting
- Quick access to I-75
- Racking included
- Warehouse skylights



± 2,140 sqft Office Space

50'w X 50'd Column Space

11 Dock-High Doors

1 Drive-In Door (12'w x 14'd)

- CLEARHEIGHT: 28'
- SPRINKLER: ESFR System
- RAILSPOTS: 4 Norfolk Southern Rail Line
- PARKING: Common parking available
- ZONING: HI



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AERIAL & SITE
PLAN

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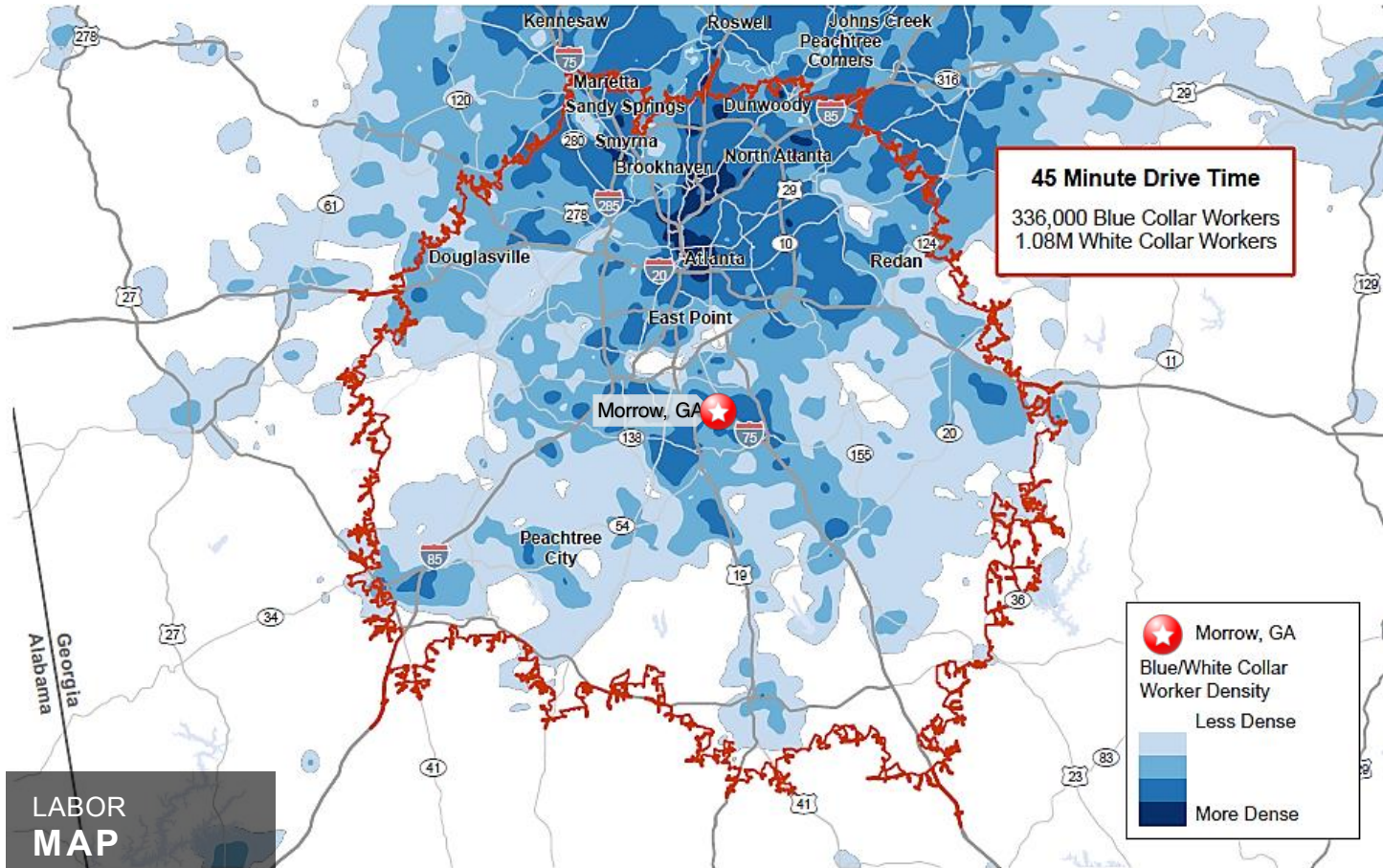
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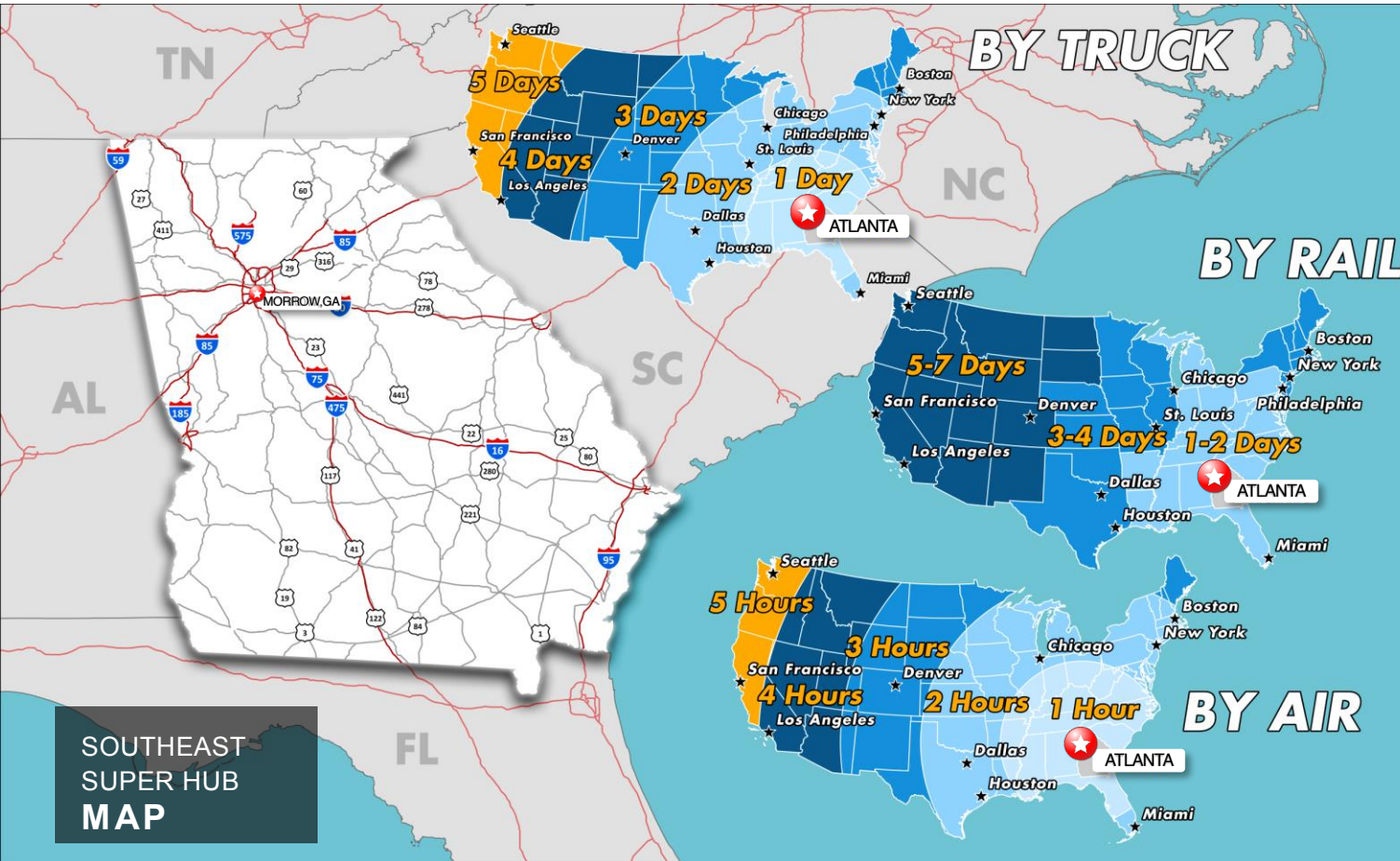
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Georgia Transportation Infrastructure, Logistics, & Market Access

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. 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.

Source: Economic & Community Development (ECG)

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