

1045 RESEARCH CENTER DRIVE
SUITE C, ATLANTA, GA 30331

12,940 sq. ft.
AVAILABLE

3
DOCK DOORS

~1,000 sq. ft.
OFFICE AREA

1
DRIVE-IN DOOR

20'
CLEAR HEIGHT

40' x 40'
COLUMN SPACING

Features

12,940 sq. ft. suite with 1,000 sq. ft. office.

Efficient operations with 3 dock doors and 1 drive-in door.

New paint and carpet.

LED lighting and fully-sprinklered.

.2 miles from I-285.



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.



Tailored to your needs

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



The Brookfield advantage

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



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.



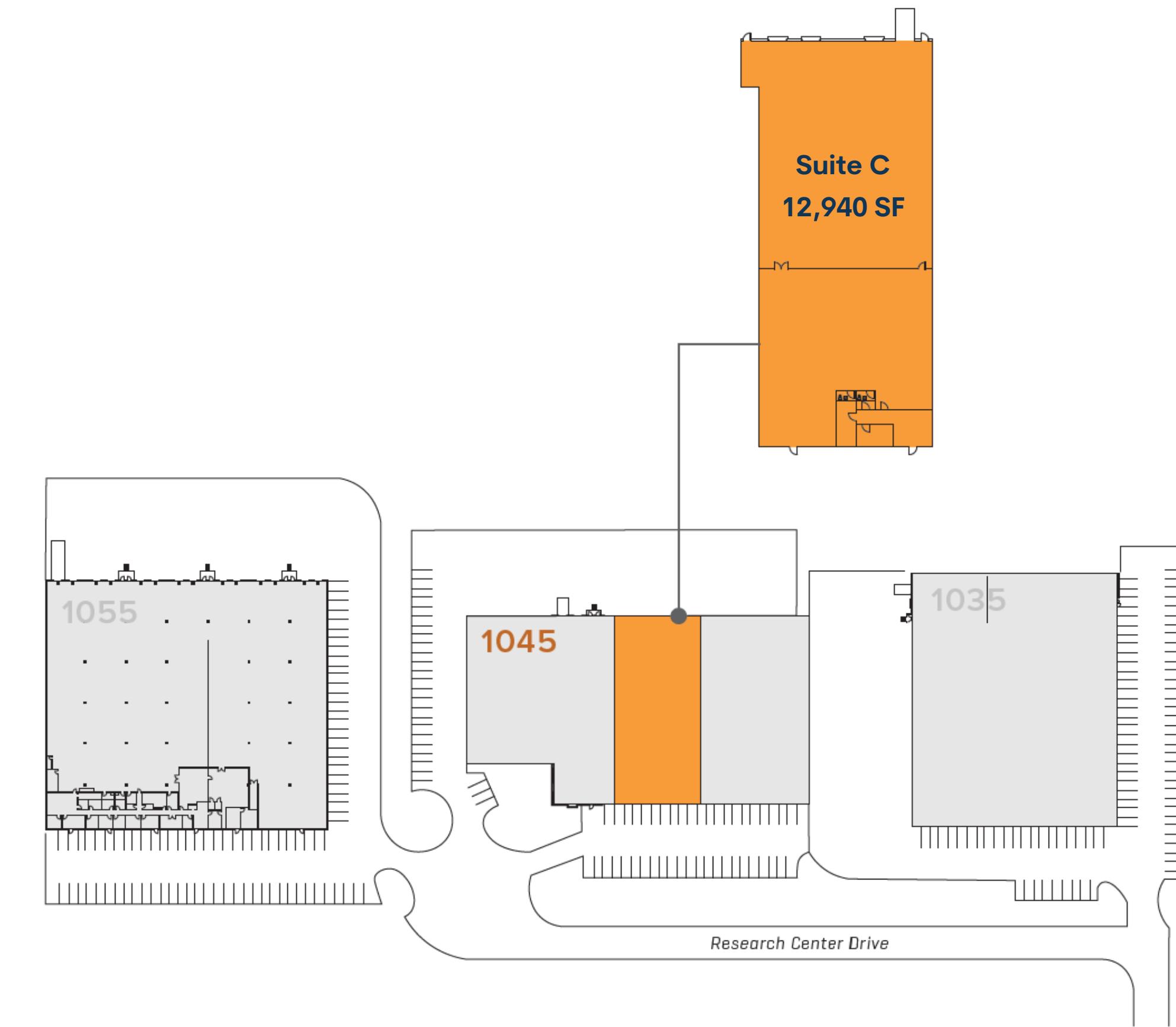
Culture of innovation

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



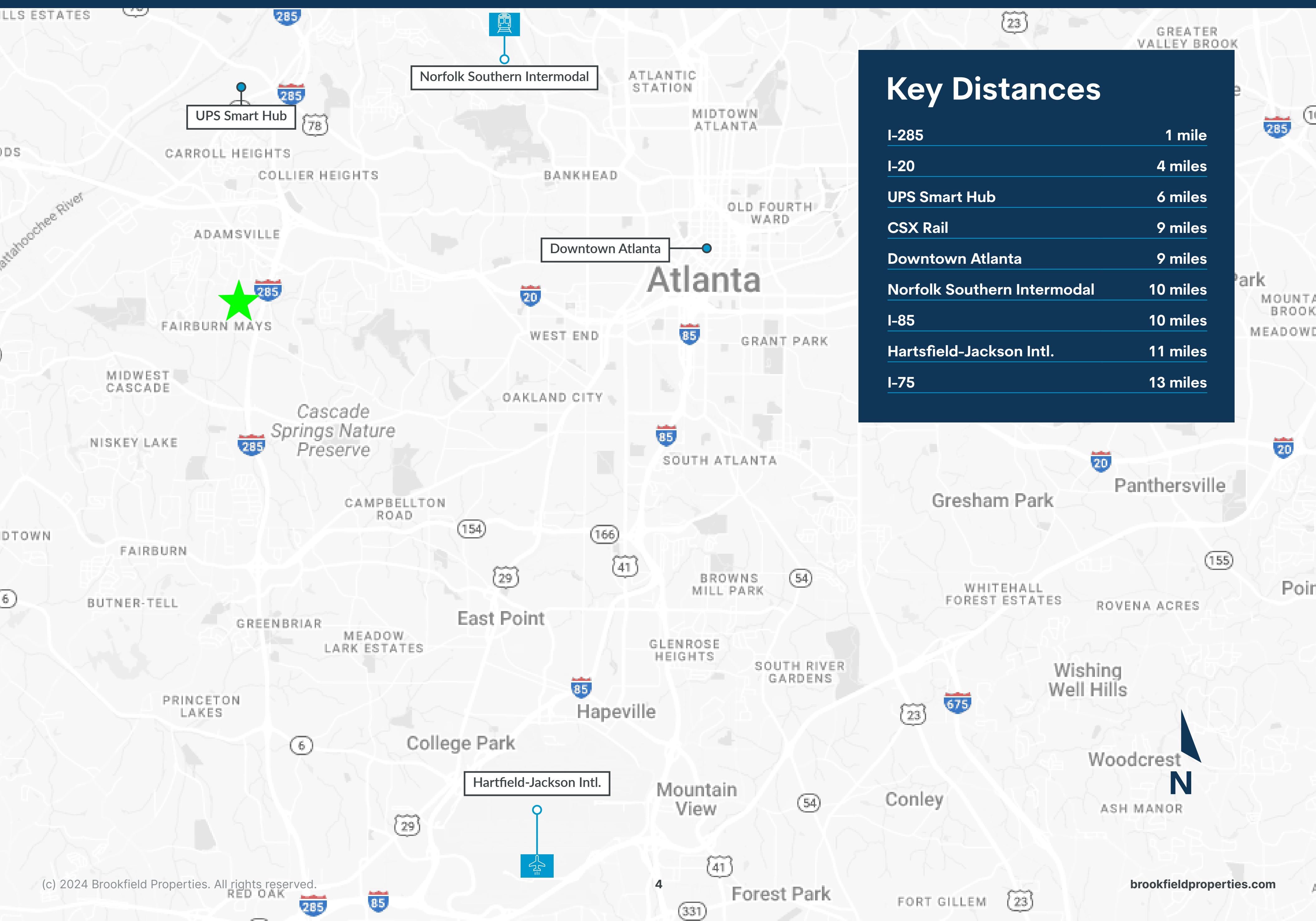
Building Specifications

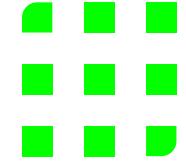
Building Size	62,744 sq. ft.
Available	12,940 sq. ft.
Office Space	±1,000 sq. ft.
Lot Size	3.09 acres
Clear Height	20'
Column Spacing	40' x 40'
Dock Doors	3 (9' x 10')
Drive-ins	1
Format	Rear load
Automobile Parking	1.3:1,000
Sprinklers	Wet
Lighting	T-5
Year Built	1990



Area Map & Key Distances

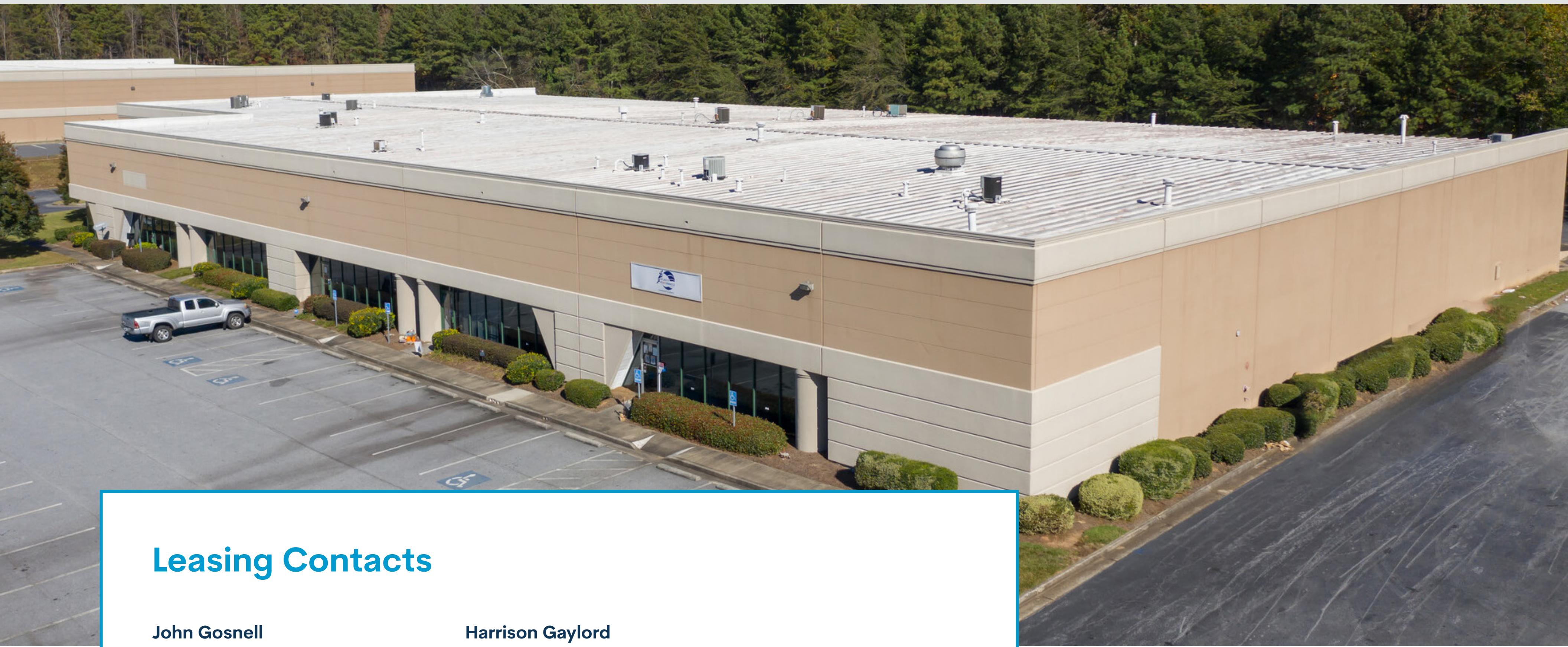
Brookfield
Properties





1045 Research Center Drive

SUITE C, ATLANTA, GA 30331



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**Brookfield
Properties**



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