

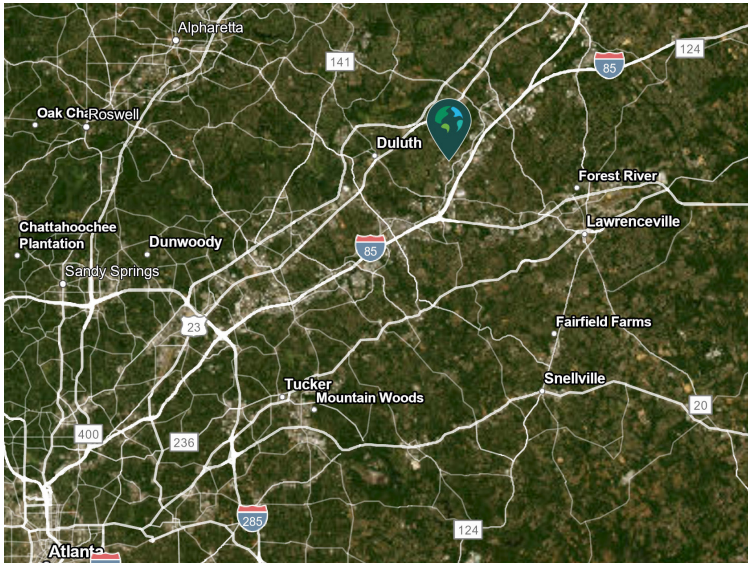
INDUSTRIAL SPACE FOR LEASE

23,574 SF



2855 Premiere Parkway
Duluth, GA 30097

Prologis Sugarloaf



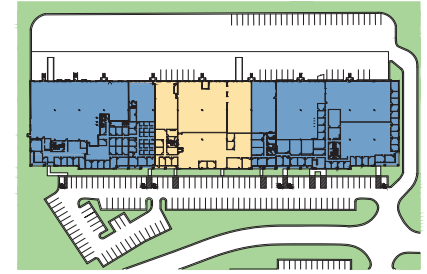
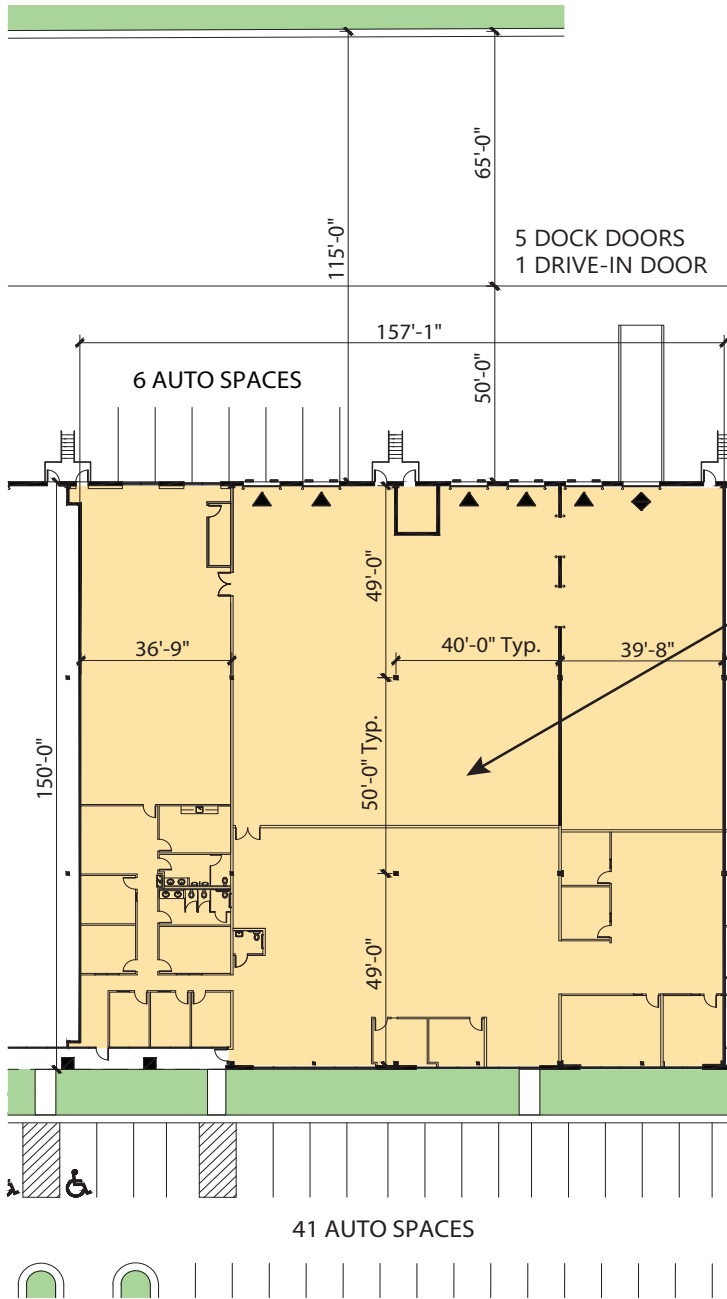
- 1.6 miles to I-85N
- 3.7 miles to Peachtree Industrial Blvd.
- 5.7 miles to I-985N
- 16.1 miles to GA 400

Property Features

Building Size	89,636 SF
Available Space	23,574 SF
Office SF	12,882 SF (can be reduced)
Clear Height	25' minimum
Column Spacing	50' x 50'
Dock Doors	Five (5)
Drive-in Doors	One (1)
Electrical Service	277/480V, 800A
Auto Parking Spaces	Forty-seven (47)
Truck Court Depth	115'



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KEY PLAN

SUITE CD
23,574 SF AVAILABLE
10,692 SF WAREHOUSE
12,882 SF OFFICE

LEGEND:

- ▲ DOCK DOOR
- ▲ L DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲ G ON-GRADE DOOR
- ▢ EDGE OF DOCK LEVELER
- ▢ PIT LEVELER
- LAND
- LEASED AREA
- VACANT AREA



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