

NORTH ATLANTA COMMERCE CENTER II

135 Strickland Road, Alpharetta, GA 30004

25,250 - 244,054 SF



TWO-BUILDING CLASS A INDUSTRIAL PARK

Delivering Summer 2027

Developed by:

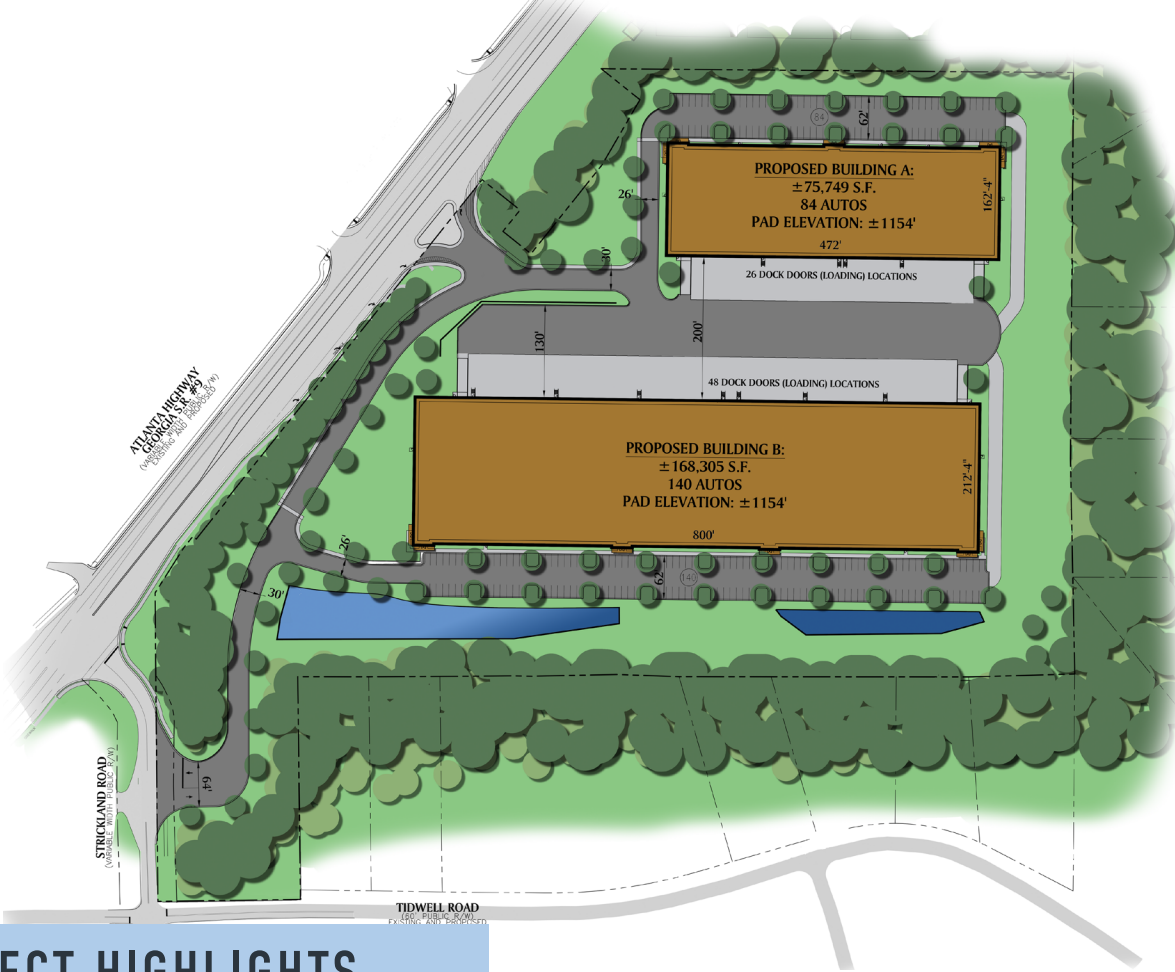


Leased by:



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. All information should be independently verified.

NORTH ATLANTA COMMERCE CENTER II



PROJECT HIGHLIGHTS

25,250 - 244,054 SF
AVAILABLE

21.24
ACRE SITE

TWO POINTS
OF INGRESS/EGRESS

45-MIL TPO
ROOF

6" UNREINFORCED
CONCRETE SLAB

LIGHT INDUSTRIAL
ZONING

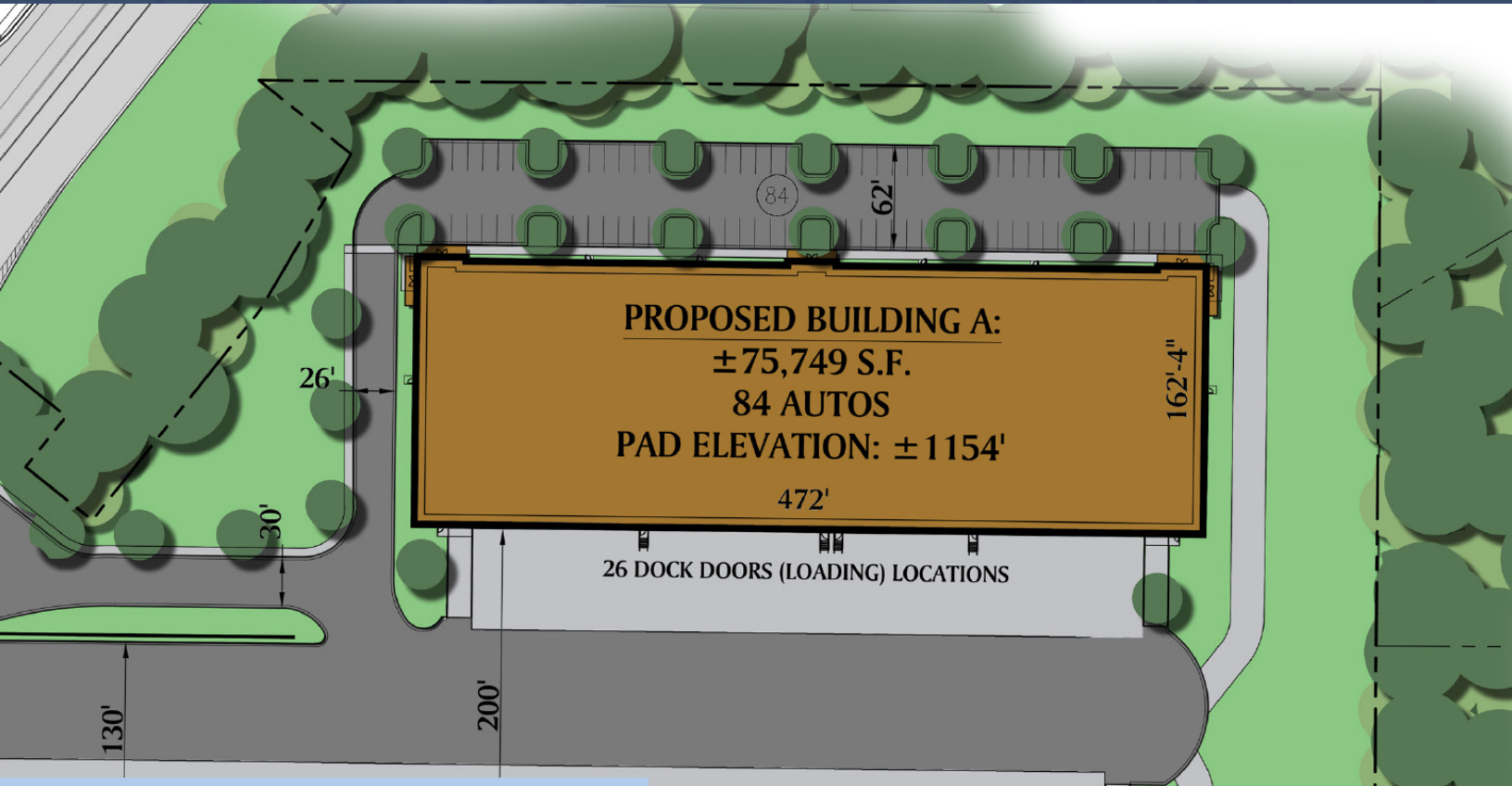
FORSYTH
COUNTY

ESFR
SPRINKLER SYSTEM

30 FT CANDLES
LIGHTING WITH MOTION SENSORS

2000 AMPS, 277/480V, 3-PHASE
POWER

NORTH ATLANTA COMMERCE CENTER II



BUILDING A

Size	75,749 SF
Available	25,250 - 75,749 SF
Office	2,500 SF spec office
Clear Height	32'
Building Depth	160'
Truck Court Depth	200'
Dock Doors	26 (9' x 10')
Drive-in Doors	2 (10' x 12')
Pit Levelers	2 40k-lb mechanical levelers
Bay Size	50' x 52'
Speed Bay Size	60'
Auto Parking	84 auto spaces
Sprinklers	ESFR
Configuration	Rear load



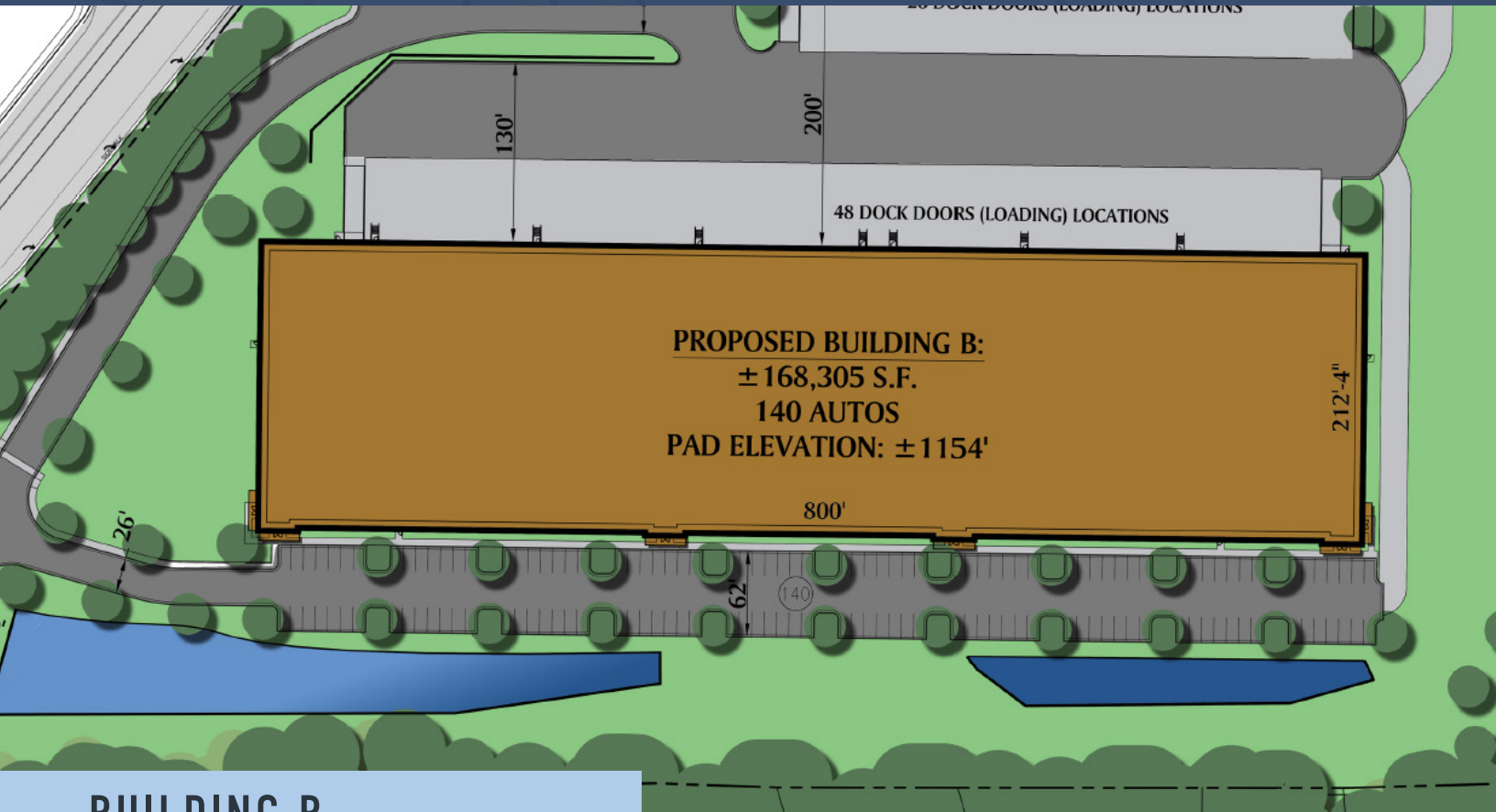
Jack Haden
404.309.8107
jhaden@naibg.com
www.naibg.com

Liz Haden
404.783.3693
lhaden@naibg.com
www.naibg.com



NAI Brannen Goddard
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NORTH ATLANTA COMMERCE CENTER II



BUILDING B

Size	168,305 SF
Available	42,076 - 168,305 SF
Office	2,500 SF spec office
Clear Height	32'
Building Depth	210'
Truck Court Depth	200'
Dock Doors	48 (9' x 10')
Drive-in Doors	2 (10' x 12')
Pit Levels	2 40k-lb mechanical levelers
Bay Size	50' x 52'
Speed Bay Size	60'
Auto Parking	140 auto spaces
Sprinklers	ESFR
Configuration	Rear load



Jack Haden
404.309.8107
jhaden@naibg.com
www.naibg.com

Liz Haden
404.783.3693
lhaden@naibg.com
www.naibg.com



STRATEGIC
REAL ESTATE PARTNERS, LLC

NAI Brannen Goddard
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NORTH ATLANTA COMMERCE CENTER II



Jack Haden
404.309.8107

jhaden@naibg.com
www.naibg.com

Liz Haden
404.783.3693

lhaden@naibg.com
www.naibg.com

