

5700 HIGHLANDS PARKWAY SE, SMYRNA, GA 30082

INDUSTRIAL WAREHOUSE FOR LEASE

± 9,862 - 39,927 SF SPACE AVAILABLE



JORDAN CAMP

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 **oakley**
REAL ESTATE PARTNERS

5700 HIGHLANDS PARKWAY

5700 Highlands Pkwy offers a rare combination of industrial/flex functionality and existing Class A lab improvements in one of Smyrna’s most accessible corridors. Positioned just minutes from I-285 and I-75, the building features a high-quality lab and office build-out supported by flexible warehouse/flex space, making it ideal for life sciences, R&D, technology, and advanced industrial users. The property provides strong visibility, excellent parking, and immediate connectivity to Atlanta’s core logistics and talent hubs. Available for lease or sale.

AVAILABLE SQUARE FOOTAGE

TOTAL	SUITE 100	SUITE 150	SUITE 200
± 39,927 SF	± 9,862 SF	± 17,686 SF	± 12,379 SF

LEVELERS	1
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ZONING	M1 LIGHT INDUSTRIAL
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ELECTRIC	277/480 VOLTAGE 3000 AMP
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CLEAR HEIGHT	18'
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PARKING	160 SPACES
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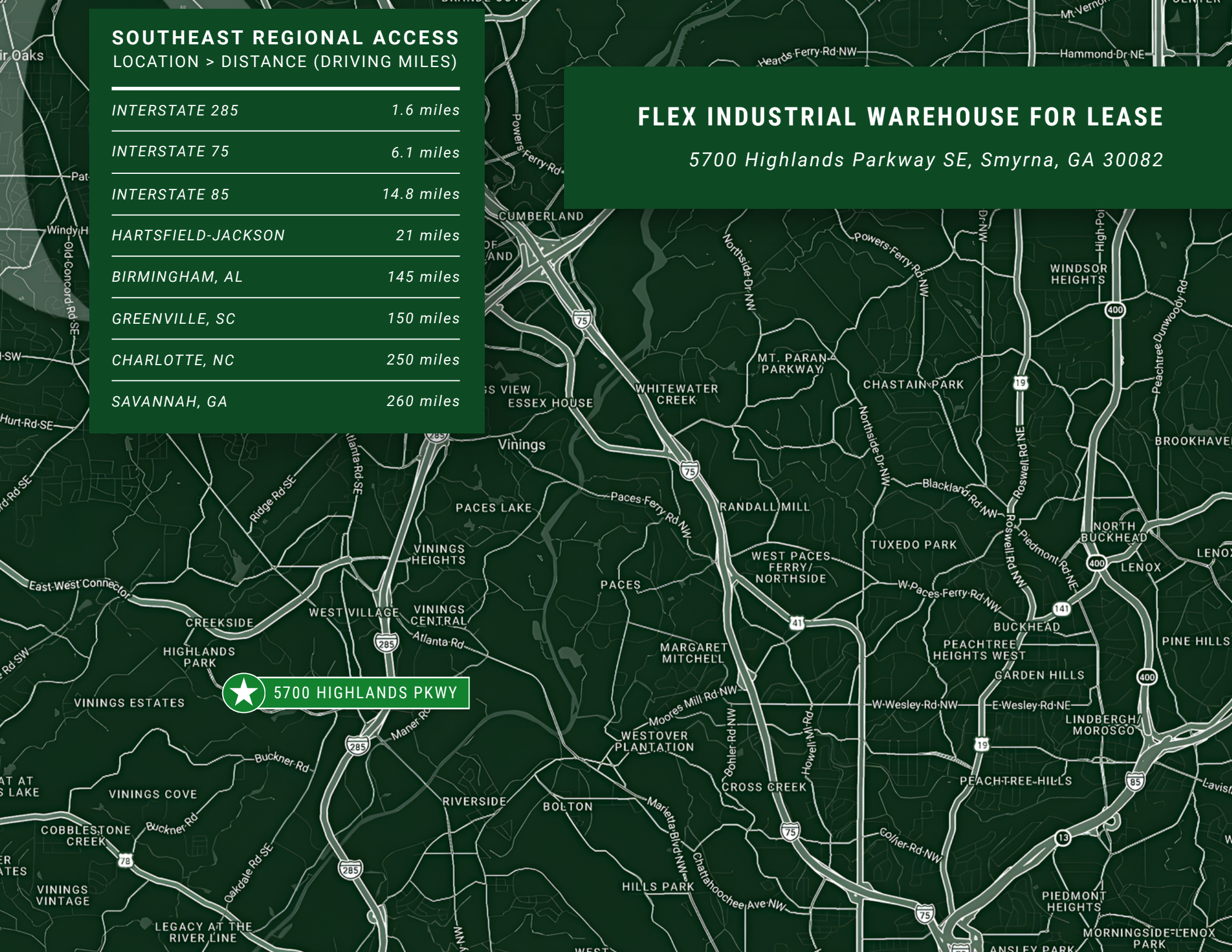
SOUTHEAST REGIONAL ACCESS

LOCATION > DISTANCE (DRIVING MILES)

INTERSTATE 285	1.6 miles
INTERSTATE 75	6.1 miles
INTERSTATE 85	14.8 miles
HARTSFIELD-JACKSON	21 miles
BIRMINGHAM, AL	145 miles
GREENVILLE, SC	150 miles
CHARLOTTE, NC	250 miles
SAVANNAH, GA	260 miles

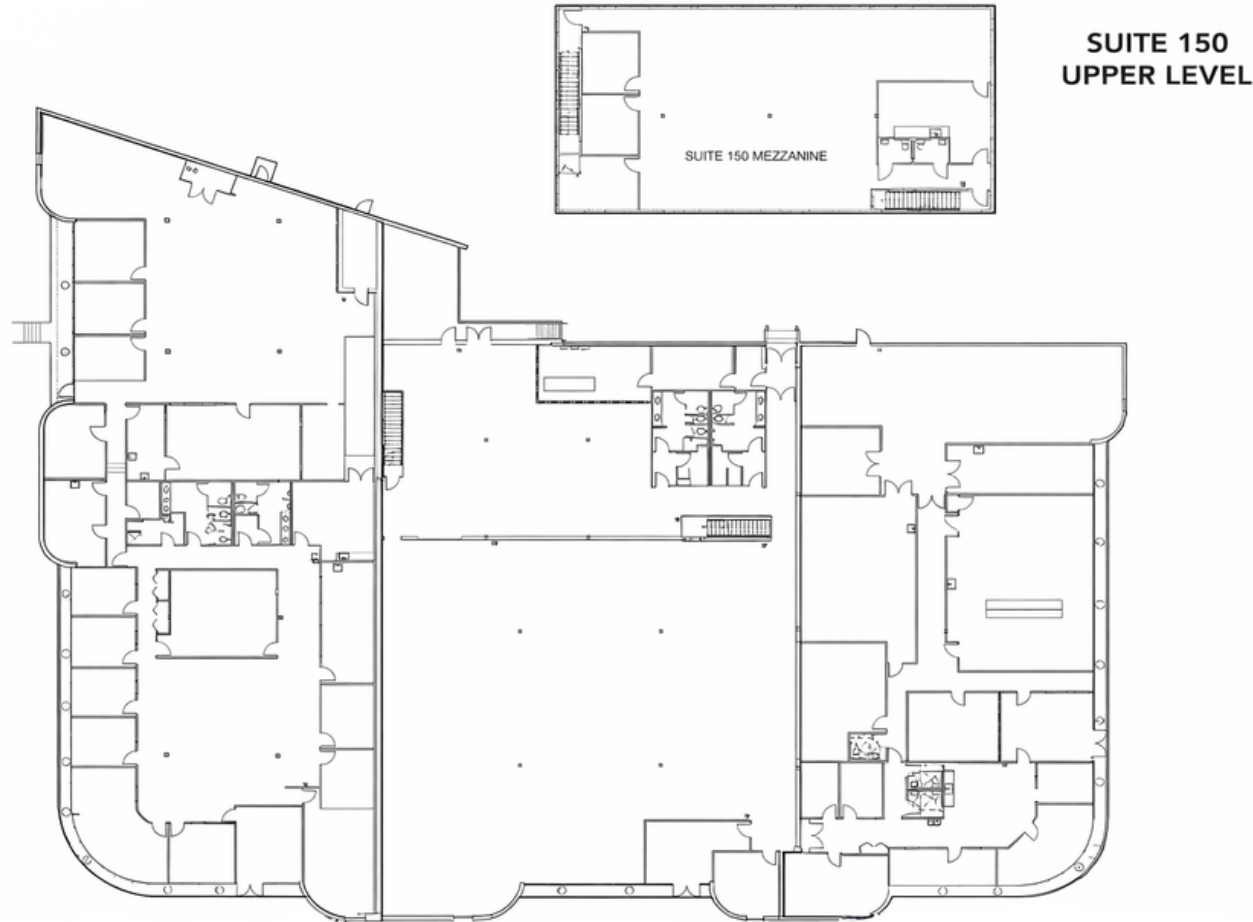
FLEX INDUSTRIAL WAREHOUSE FOR LEASE

5700 Highlands Parkway SE, Smyrna, GA 30082



5700 HIGHLANDS

± 39,927 of Space Available



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5700 HIGHLANDS – SUITE 100

± 9,862 of Space Available

OFFICE SF
7,902

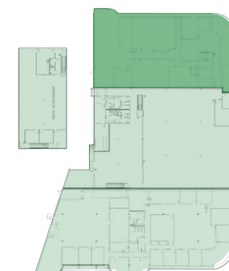
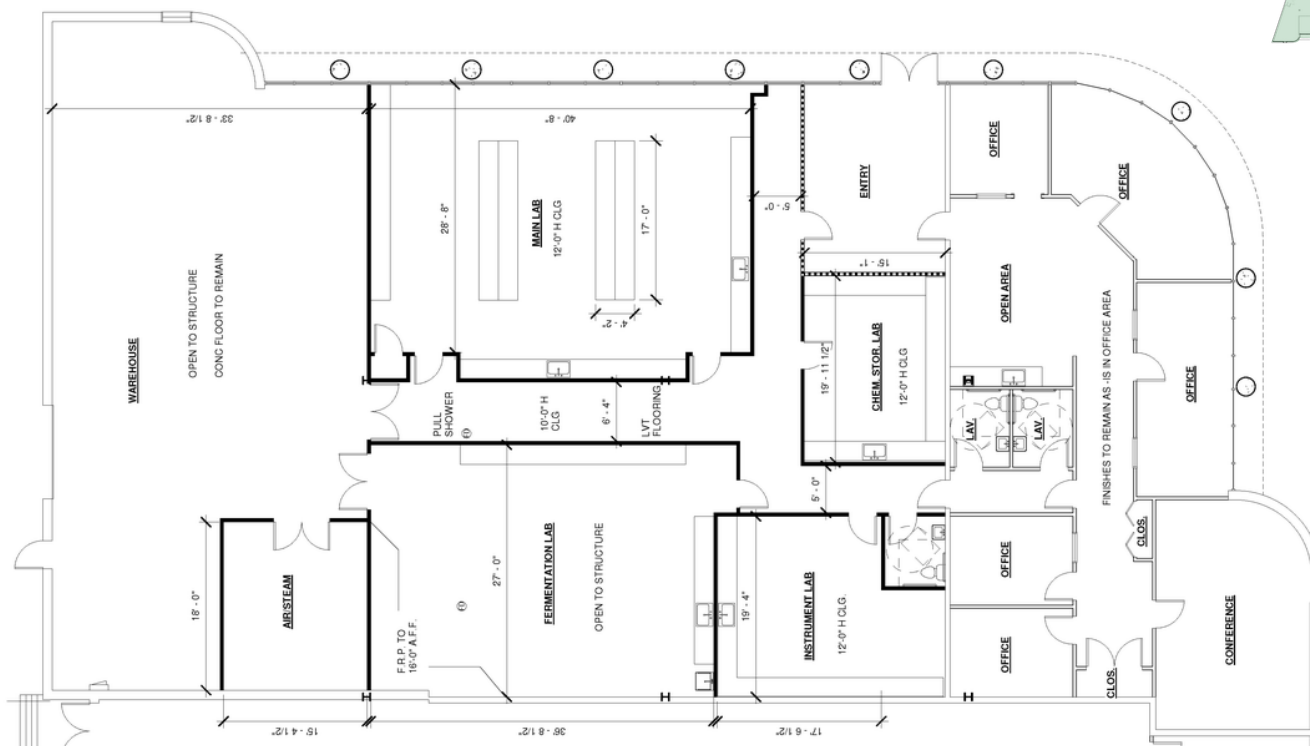
WAREHOUSE SF
1,960

LOADING

1 Drive-In

CLEAR HEIGHT
18'

POWER
3000amp / 3-phase



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5700 HIGHLANDS – SUITE 150

± 17,686 of Space Available

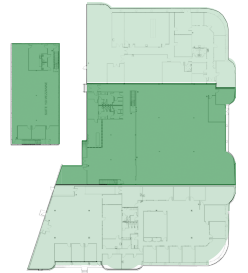
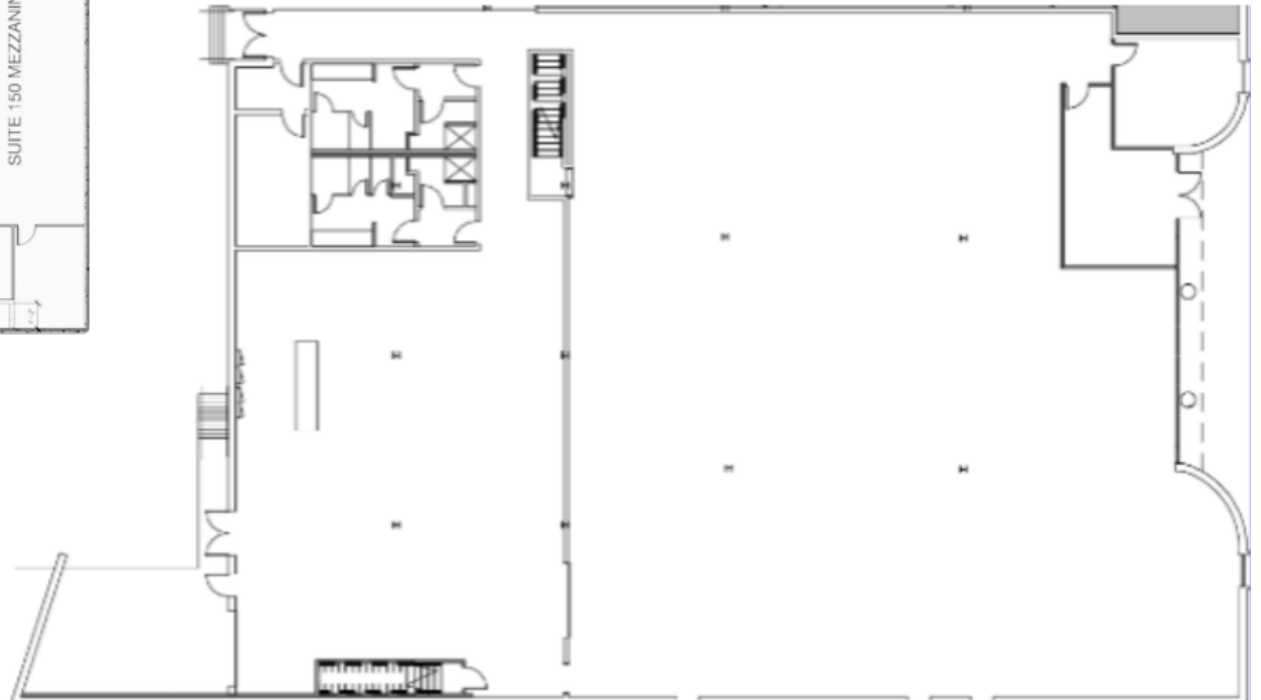
OFFICE SF
3,661

WAREHOUSE SF
14,025

LOADING
1 Dock High Door

CLEAR HEIGHT
18'

POWER
3-Phase



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5700 HIGHLANDS – SUITE 200

± 12,379 of Space Available

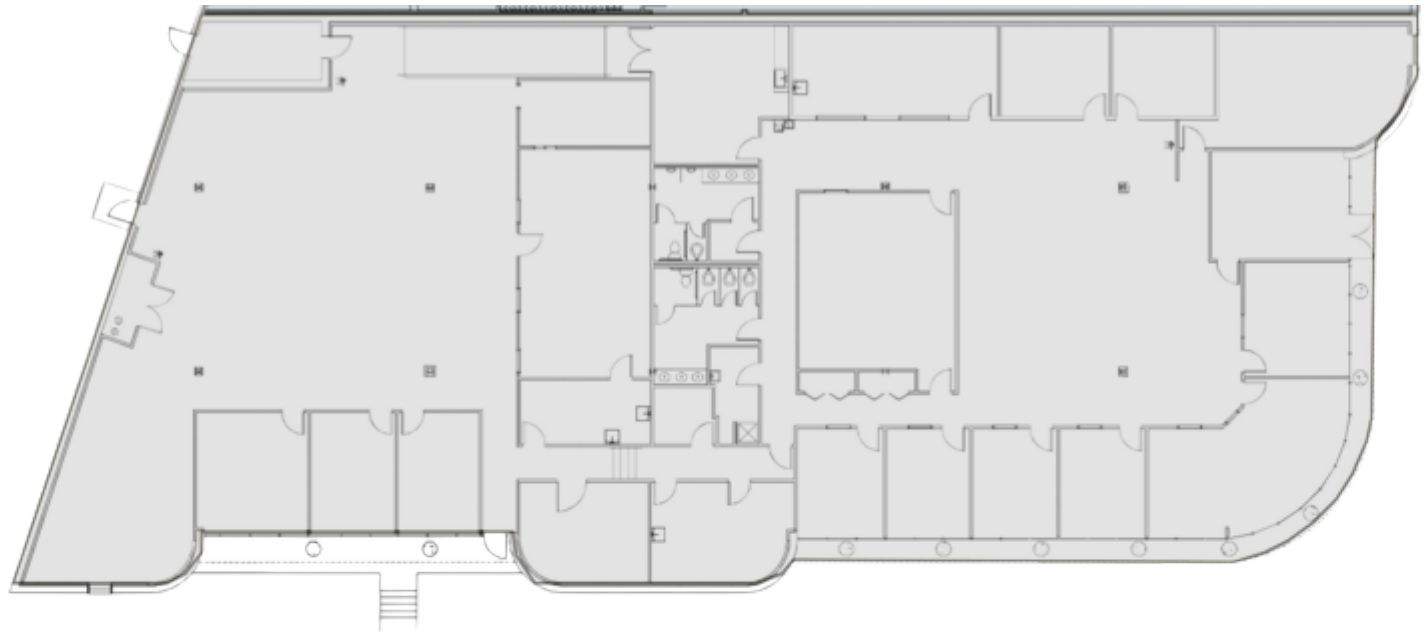
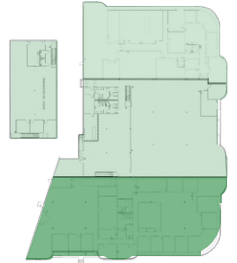
OFFICE SF
12,379

WAREHOUSE SF
N/A

LOADING
N/A

CLEAR HEIGHT
18'

POWER
3-Phase



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