

1286 Citizens Parkway

SUITES B/C & D/E, MORROW, GEORGIA 30260

6,880 – 13,760 sq. ft.
AVAILABLE

4 – 7
DOCK-HIGH DOORS

5,380 – 11,352 sq. ft.
WAREHOUSE AREA

42' x 40'
COLUMN SPACING

1,000 – 2,408 sq. ft.
OFFICE SPACE

170'
TRUCK COURT DEPTH

Features

A 24,080 sq. ft. multi-tenant industrial building, apart of a three-building, 345,000 square foot, multi-tenant industrial business park in the I-75 South submarket off of I-75 and Georgia Highway 54.

Efficient operations with rear dock loading.

Designed to accommodate distribution and flex office users.

Property is located one mile from I-85, and one turn from exit 233.



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.

56M+

square feet of logistics space

400+

warehouse, distribution and cold storage properties

89M+

square foot development pipeline



Tailored to your needs

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



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.



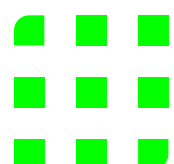
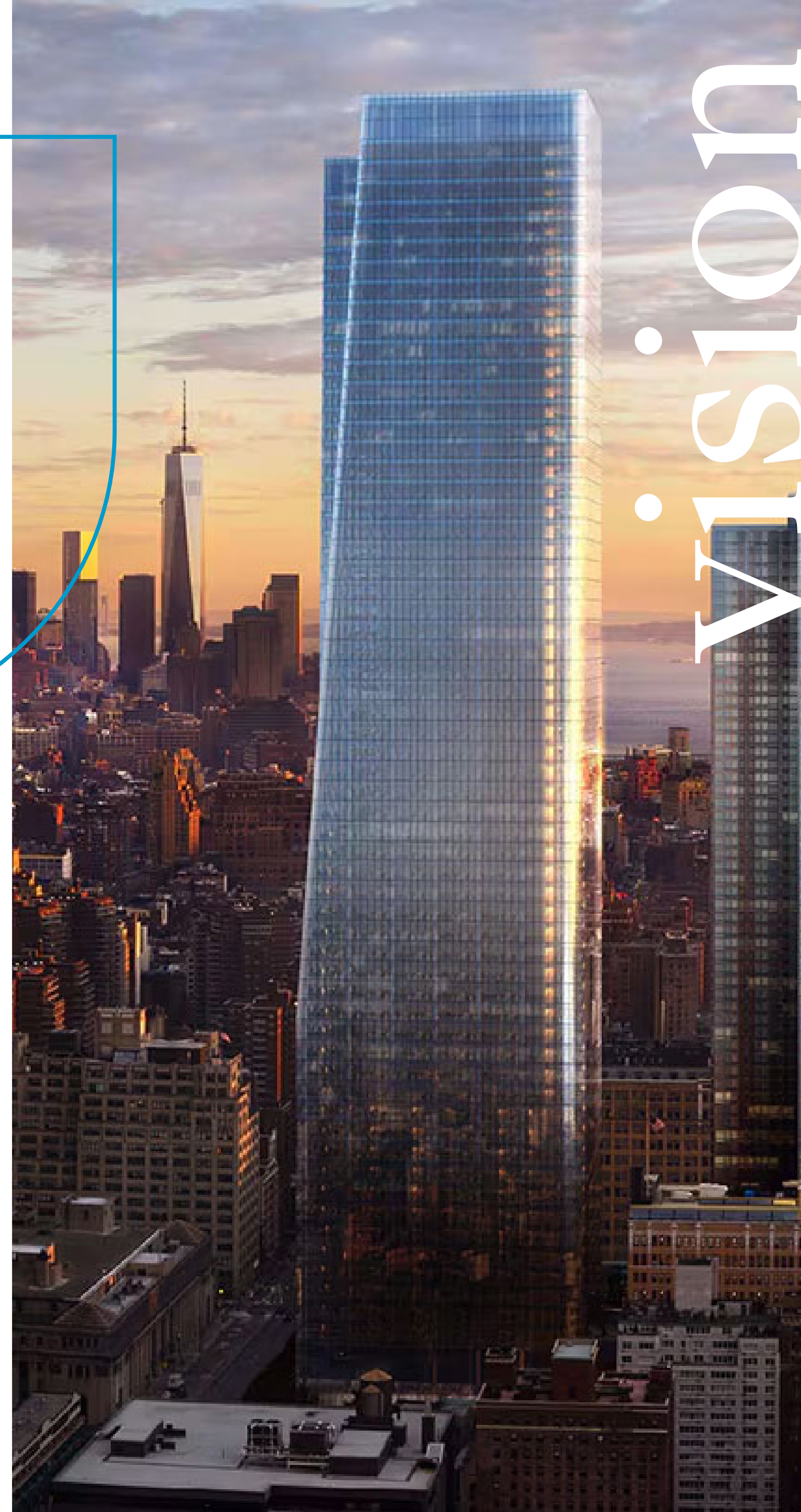
The Brookfield advantage

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

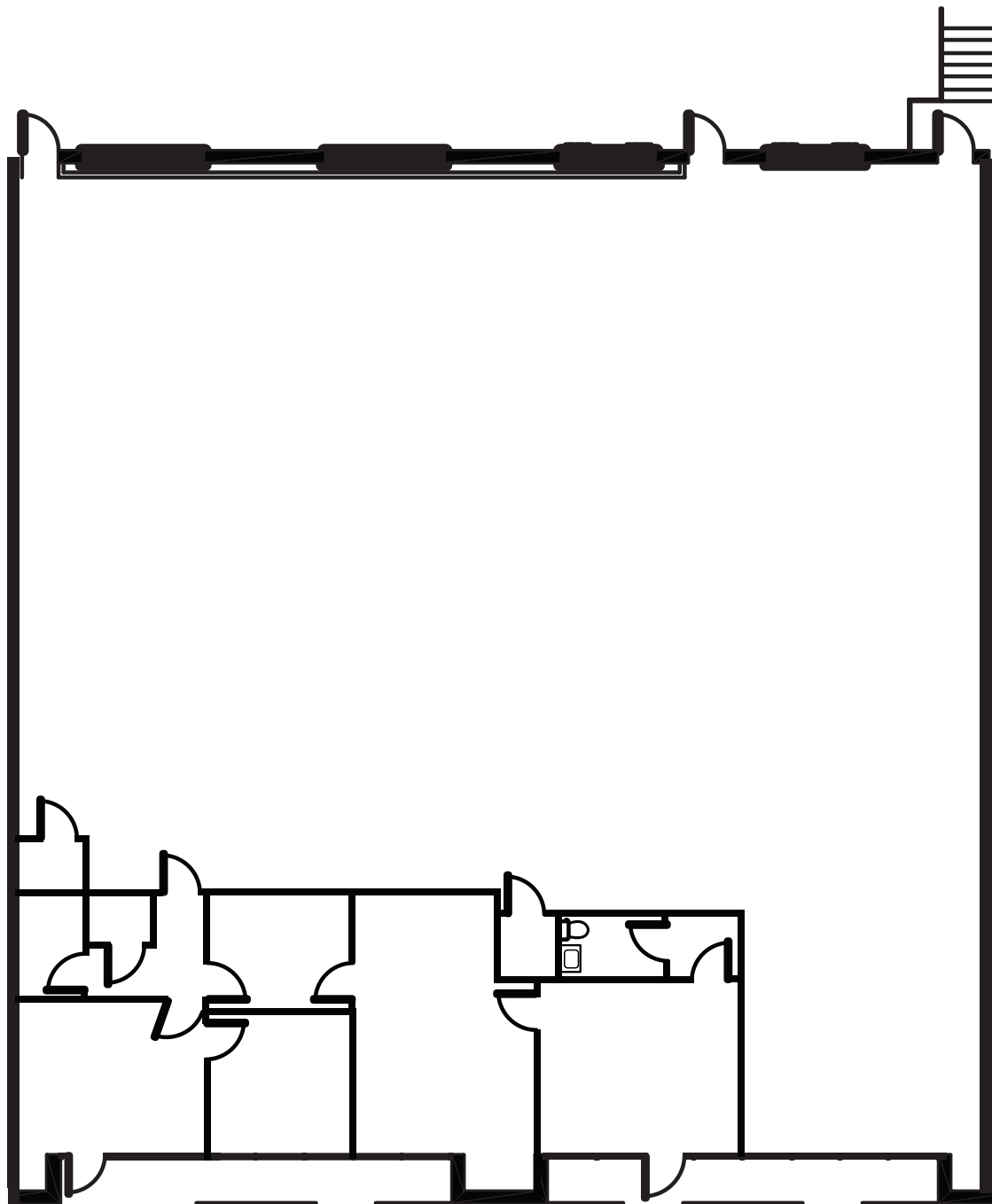


Culture of innovation

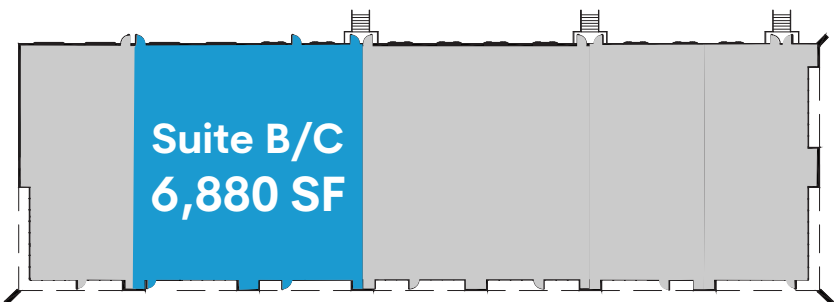
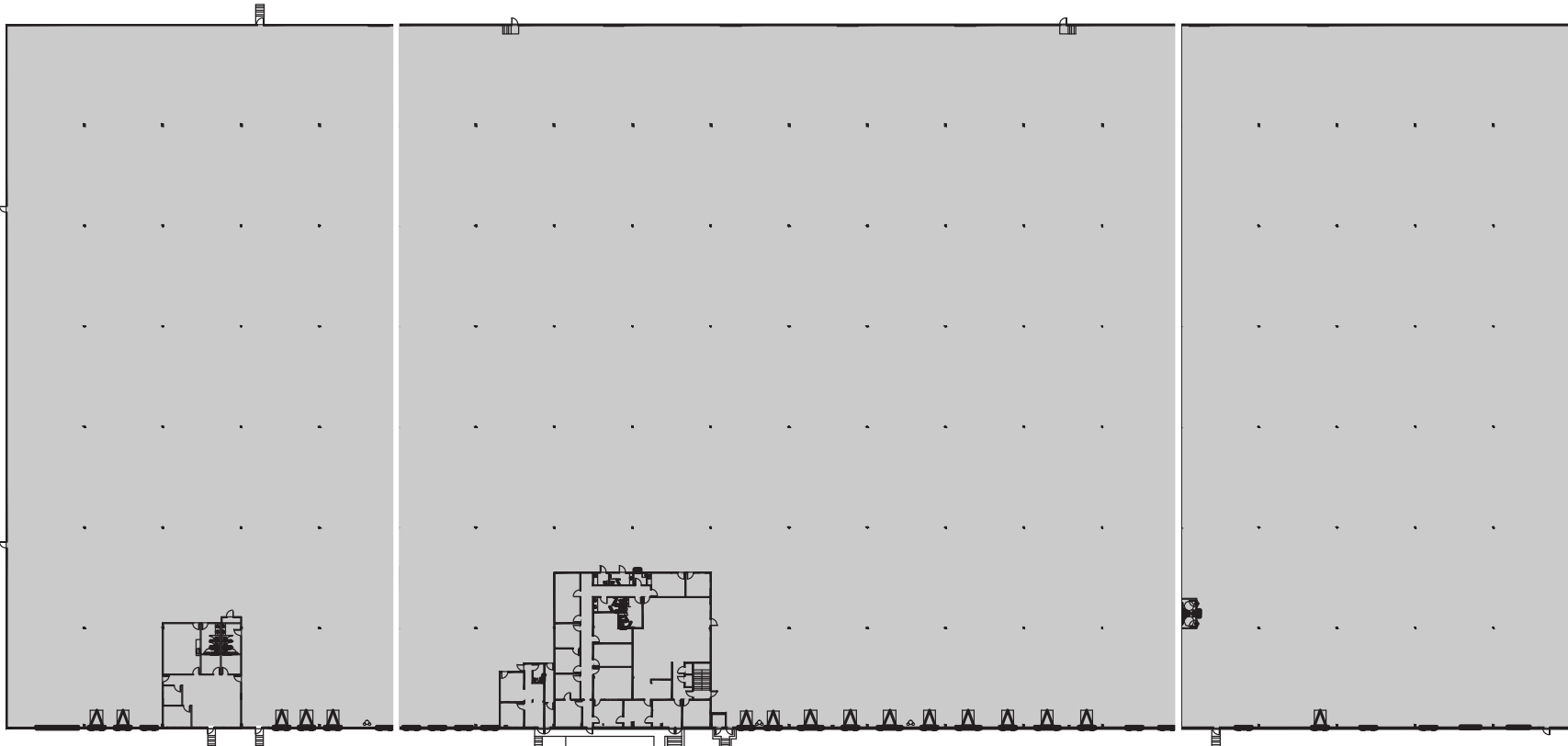
We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



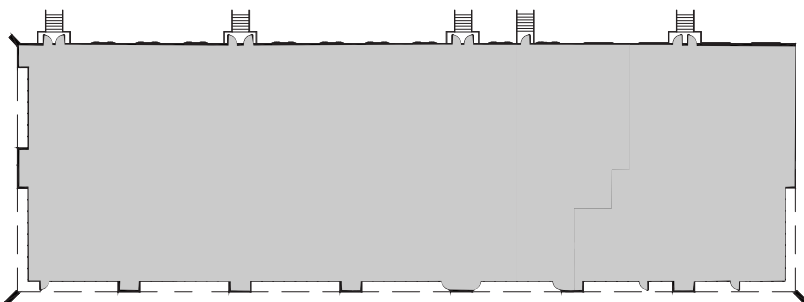
Suite B/C - Availability



1310



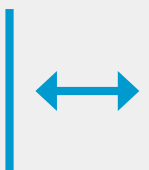
1286



1336



170'
Truck Court
Depth



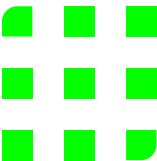
42' x 40'
Column
Spacing



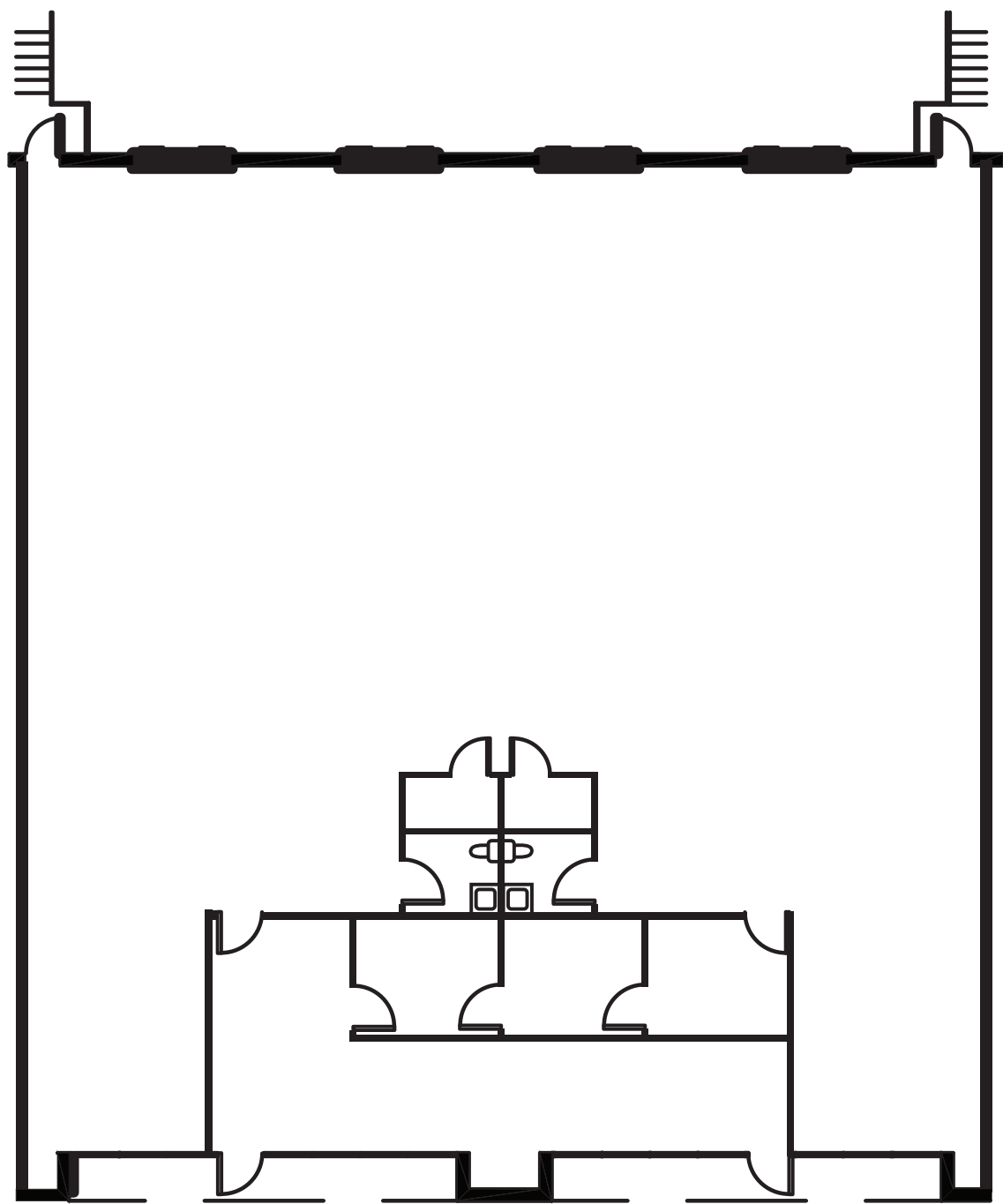
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Dock-High



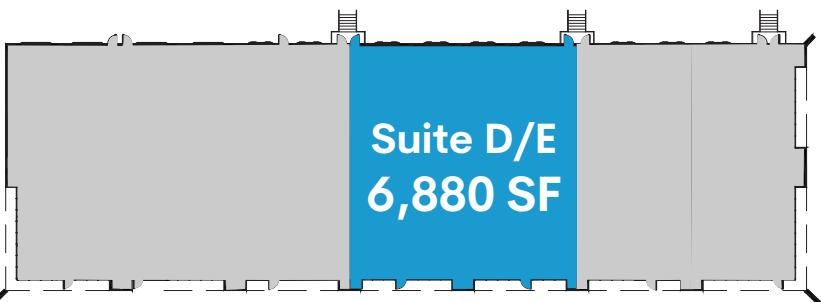
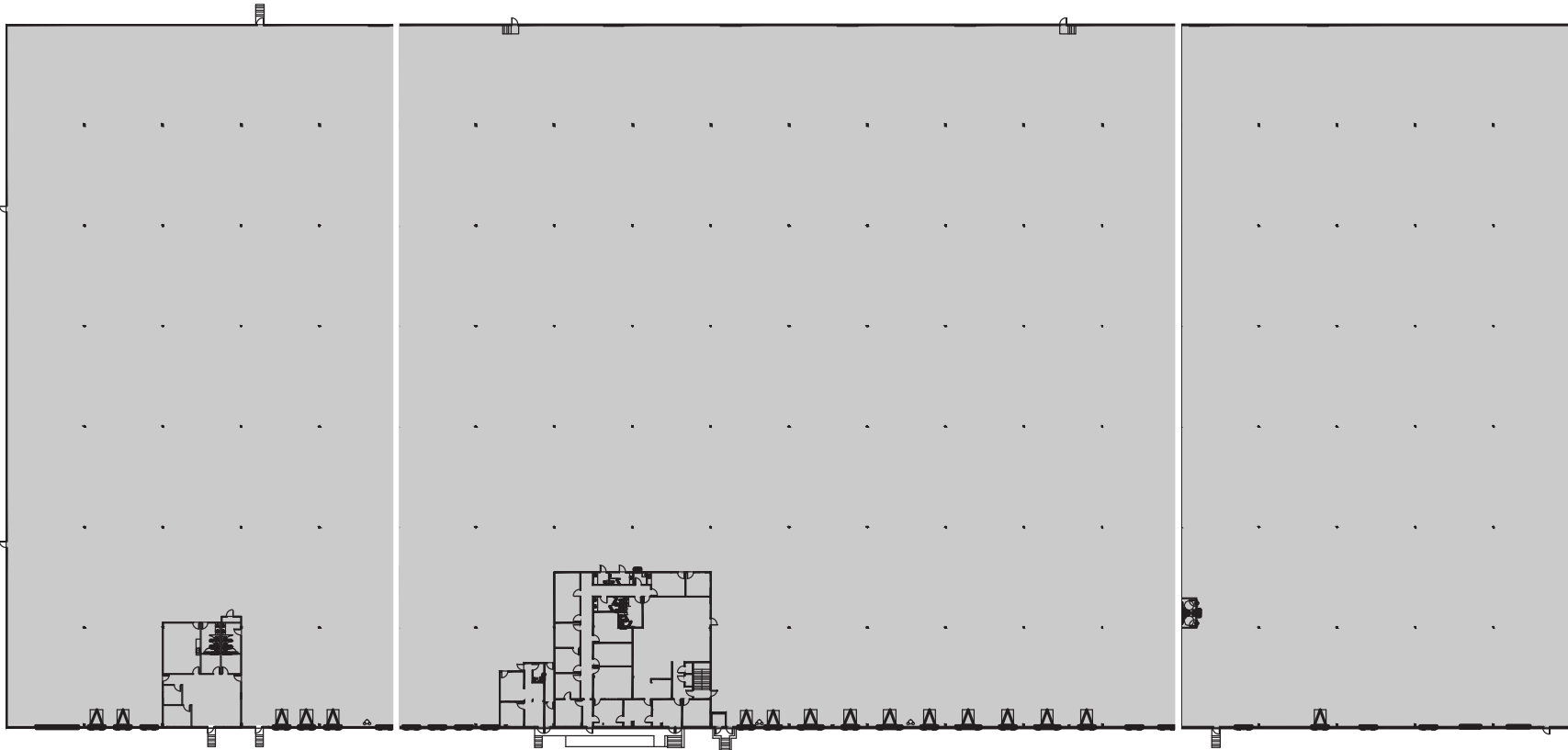
LED
Lighting



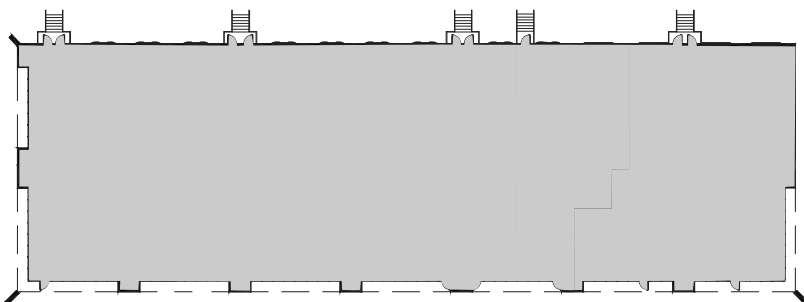
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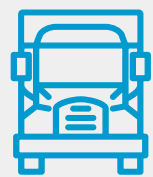
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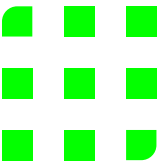
3
Dock-High

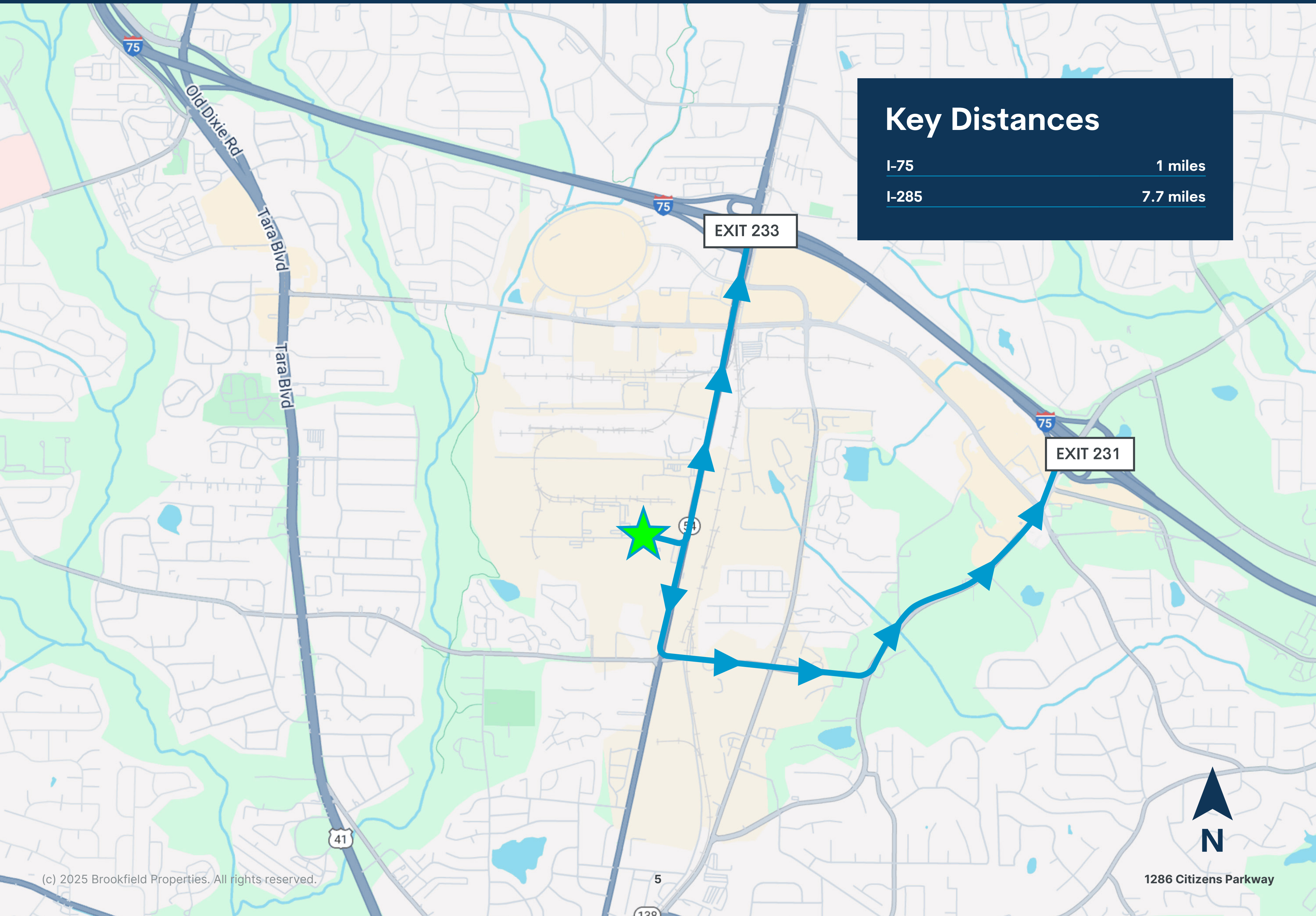


1
Drive-In



LED
Lighting





Key Distances

I-75	1 miles
I-285	7.7 miles

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MORROW, GEORGIA 30260



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