



For
Sale

Owner-User or Investment Opportunity

Light Industrial – R&D – Headquarters

4385 International Blvd, Norcross, GA 30093

Colliers

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Property Overview

4385 International Blvd
Norcross, GA 30093

4385 International Blvd presents a rare chance to acquire a well-located industrial asset in one of Atlanta's most supply-constrained and strategically positioned submarkets. Norcross continues to outperform broader market trends due to its proximity to Atlanta's urban core and northern suburbs, drawing consistent demand from users focused on last-mile access and transportation efficiency. With restrictive zoning and limited developable land, new supply remains scarce, preserving long-term value for existing buildings. The submarket's inventory is predominantly small-to mid-bay product, and these dynamics support continued rent growth, making the property a compelling opportunity for both owner-users and investors.

Total Size	±100,029 SF
Office	±20,507 SF
Warehouse	±79,522 SF
Clear Height	24'
Dock High Doors	5
Drive-In Door (Oversized)	1 (20' x 14')
Parking	±80 Auto
Parcel Size	4.92 Acres
Zoning	M1
Construction	Masonry Style (1985)
Location	<ul style="list-style-type: none">• Immediate access to I-85• Infill location• Quick access to both City of Atlanta and labor-rich NE suburbs

Aerial

Distance To Hartsfield-Jackson
Atlanta International Airport



30 miles

Distance To Interstate 85

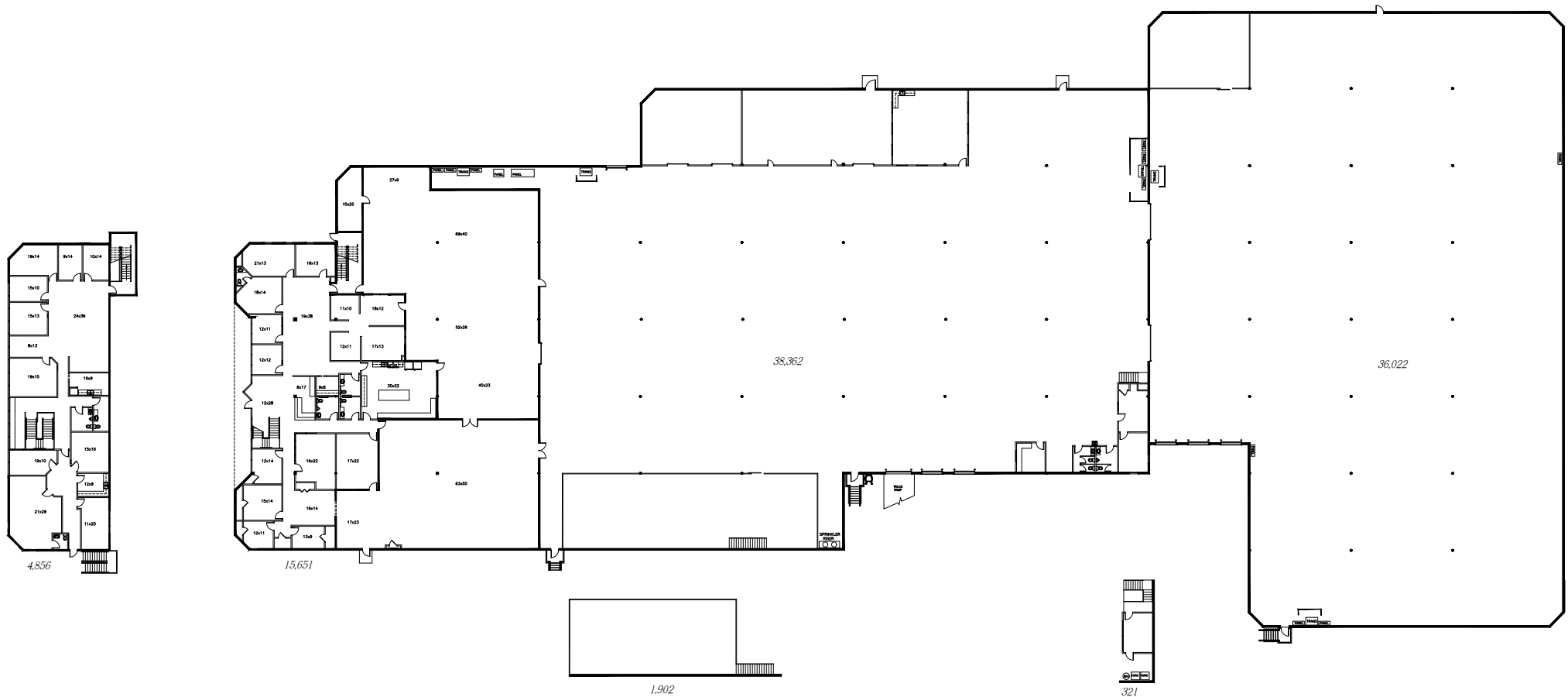


1 Mile



Subject
Property

Floorplan



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