

For
Sale



Owner-User or Investment Opportunity Light Industrial – R&D – Headquarters

4385 International Blvd, Norcross, GA 30093

Lewis Sloan
Vice President | Atlanta
+1 404 574 1055
lewis.sloan@colliers.com

Douglas Biggs, SIOR
Vice Chair & Principal | Atlanta
+1 404 877 9253
douglas.biggs@colliers.com

Bill Buntyn, SIOR
Senior Vice President | Nashville
+1 615 850 2718
bill.buntyn@colliers.com

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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

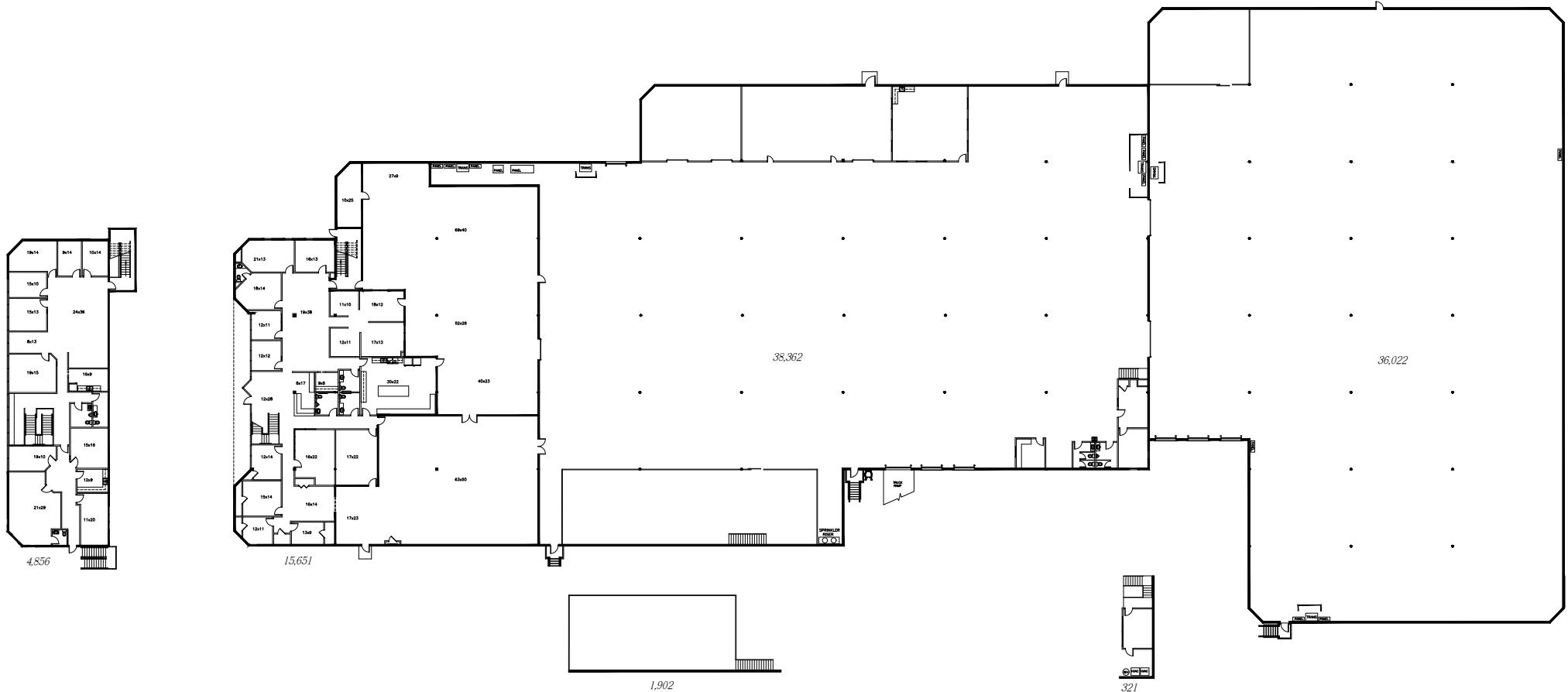
Distance To Interstate 85



1 Mile



Floorplan



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