

**460 HORIZON DR.**

SUWANEE, GA 30024

AVAILABLE FOR IMMEDIATE OCCUPANCY

**45,355 - 77,598 SF**

CLASS A INDUSTRIAL BUILDING



# AVAILABLE FLOORPLAN

## SUITE 100

**SPACE AVAILABLE**  
45,355 SF - 77,598 SF  
Available Now

**TOTAL WAREHOUSE SF**  
71,403 SF

**TOTAL OFFICE SF**  
6,195 SF

**DOCK-HIGH DOORS**  
13

**DRIVE-IN RAMP DOOR**  
1 (12' x 14')

**GRADE LEVEL DOOR**  
1 (10' x 10')

**CLEAR HEIGHT**  
32'

**SPEED BAY**  
60'

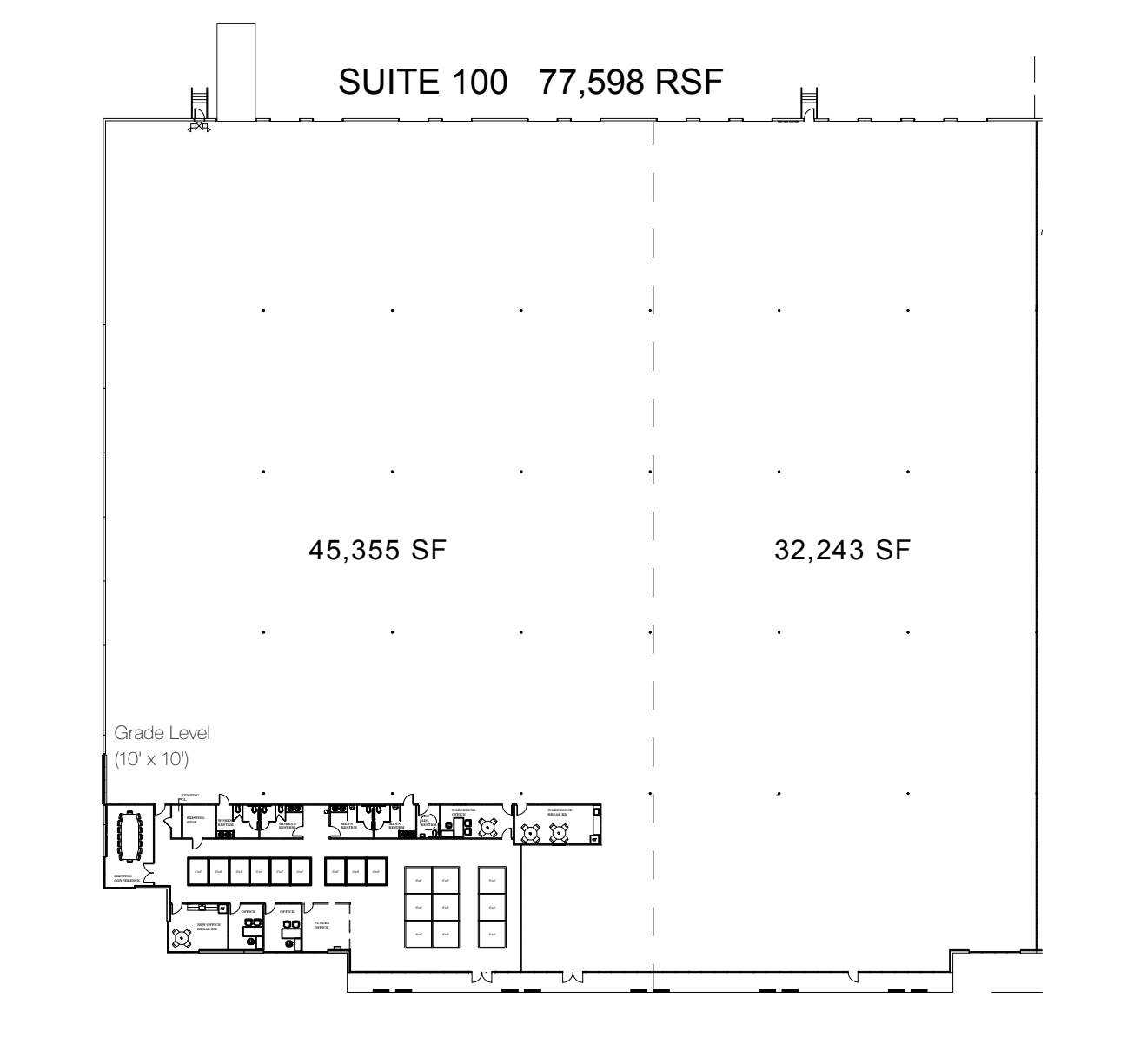
**BUILDING DEPTH**  
270'

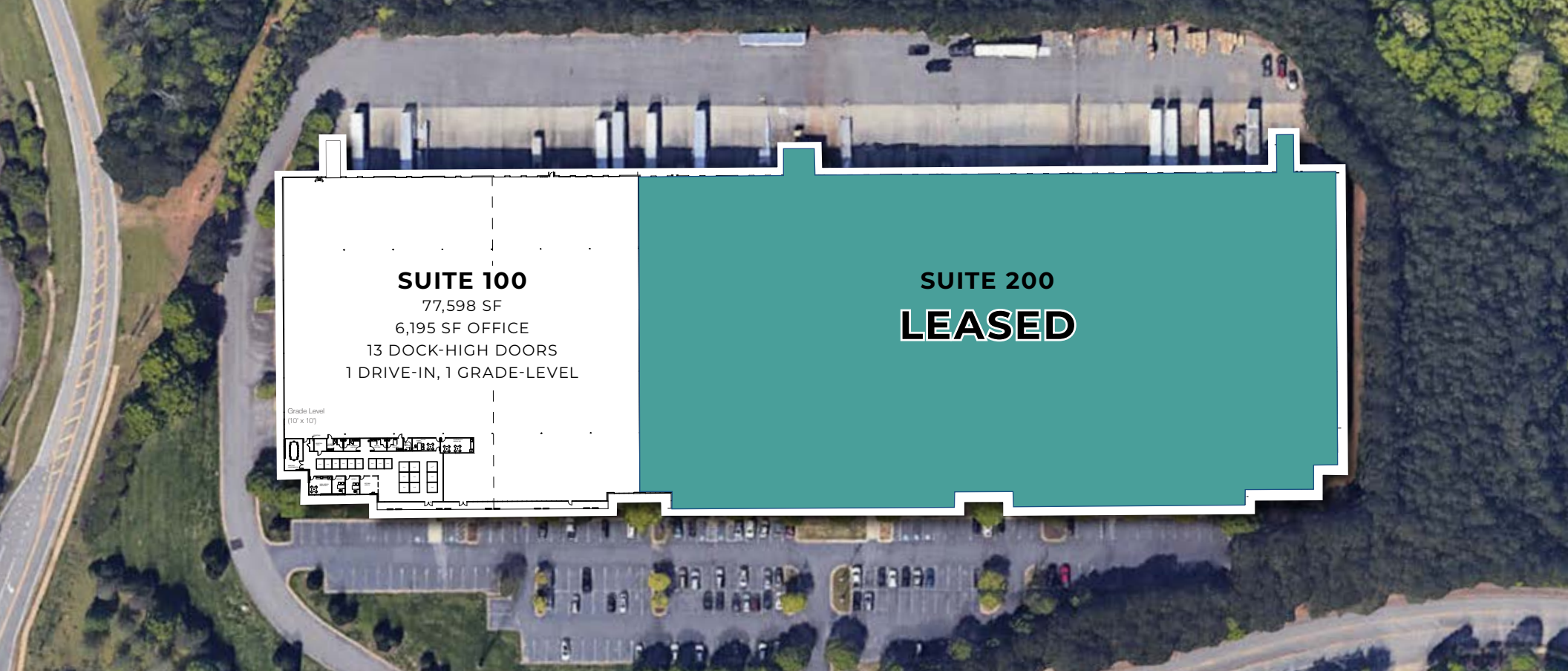
**TRUCK COURT DEPTH**  
120'

**COLUMN SPACING**  
40' x 50'

**WAREHOUSE LIGHTS**  
LED on Motion Sensor

**SPRINKLER SYSTEM**  
ESFR





## SUITE 100

77,598 SF

6,195 SF OFFICE

13 DOCK-HIGH DOORS

1 DRIVE-IN, 1 GRADE-LEVEL

Grade Level  
(10' x 10')



## SUITE 200 LEASED

# PROPERTY HIGHLIGHTS

### BUILDING SIZE

230,530 SF (Demised for 2 tenants)

### BUILDING DIMENSIONS

850' W x 270' D

### SPEED BAY

60'

### AUTO PARKING SPACES

223

### DOCK-HIGH DOORS

40 with 10 Additional Knock Out Panels

### DRIVE-IN RAMP DOORS

2

### GRADE LEVEL DOOR

1 (10' x 10')

### MINIMUM CLEAR HEIGHT

32'

### TRUCK COURT DEPTH

120'

### COLUMN SPACING

40' x 50'

### POWER

±1600 Amps, 3 Phase, 4 Wire Switchboard with upgrades available

### WAREHOUSE LIGHTING

LED on motion sensor

### SLAB THICKNESS

6"

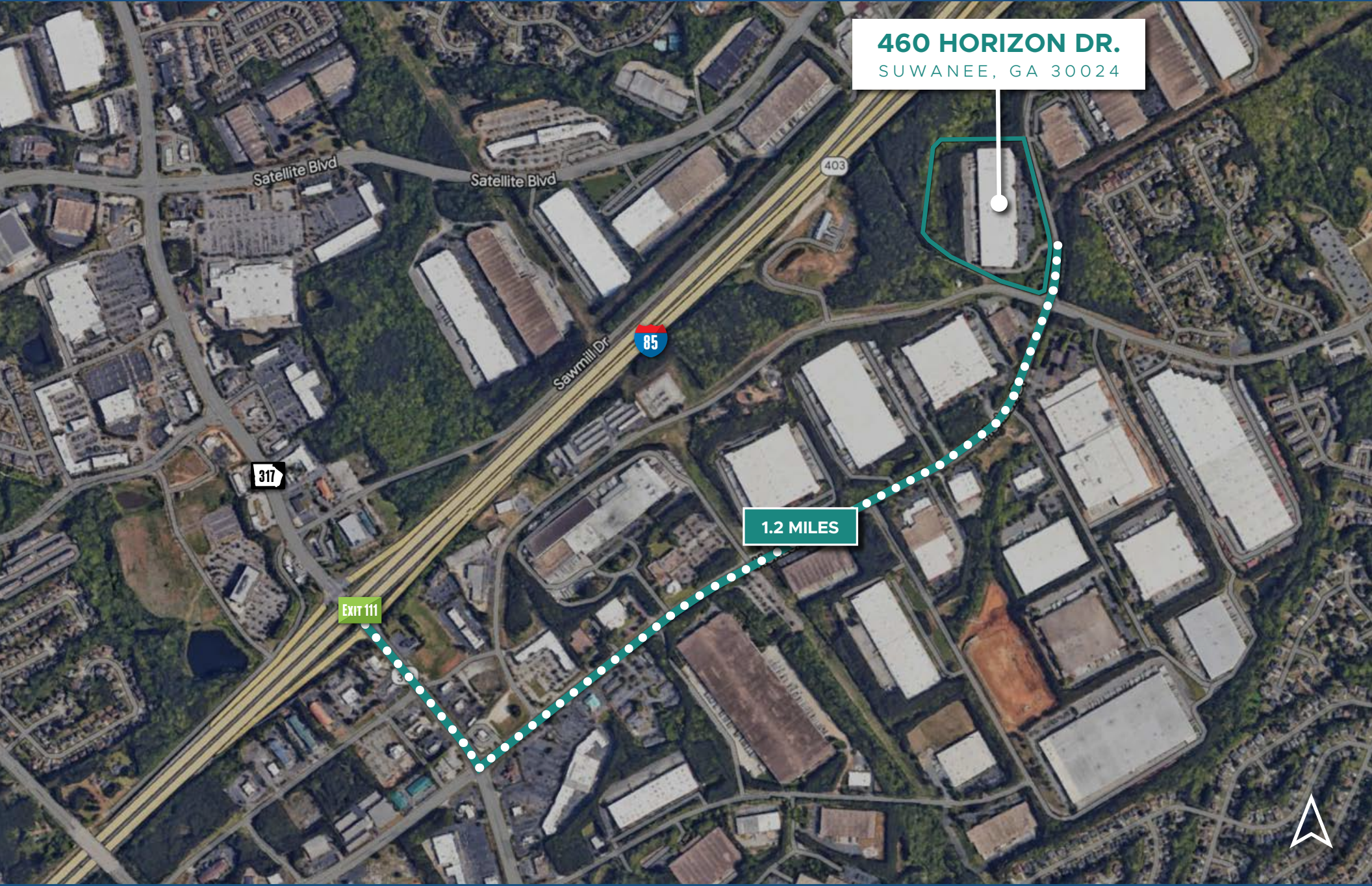
### SPRINKLER SYSTEM

ESFR

# NEWLY RENOVATED



# EASY, CONVENIENT ACCESS TO I-85



460 HORIZON DR. SUWANEE, GA 30024

# PREMIER INFILL LOCATION



460 HORIZON DR. SUWANE, GA 30024

# STRATEGIC DISTRIBUTION HUB

## INTERSTATE

I-85	1.2 miles
I-985	4 miles
I-285	18 miles

## INTERMODAL

CSX Palmer Yard	19 miles
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## AIR

Hartsfield-Jackson Atlanta Int'l Airport	42 miles
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## PORT CITIES

Savannah, GA	276 miles
Charleston, SC	310 miles
Mobile, AL	361 miles
Jacksonville, FL	377 miles



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# ATLANTA

THE LARGEST HUB OF LOGISTICS IN THE SOUTHEAST



World's busiest and most efficient airport



Over 5,000 miles of Georgia rail



80% of U.S. can be reached within 2 flight hours



UPS, FedEx, DHL and Airborne Express all have major distribution hubs in the area



75% of U.S. can be reached within 2 truckload delivery days



11 major sea and inland ports within 350 miles

Information is deemed from reliable sources. No warranty is made as to its accuracy.



**MAGGIE MANUSAMA**

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## NEWLY RENOVATED

- NEW EXTERIOR PAINT
- NEW ROOF
- DEMISED TO 2 SUITES
- FRESHLY UPGRADED OFFICE LAYOUTS
- NEW WHITEBOXED WAREHOUSE
- LED LIGHTS ON MOTION SENSOR

*For more information please contact:*

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