

**FOR
SUBLEASE**

**±356,000 SF
available**



HORIZON DISTRIBUTION CENTER

300 Horizon Dr, Suwanee, GA 30024



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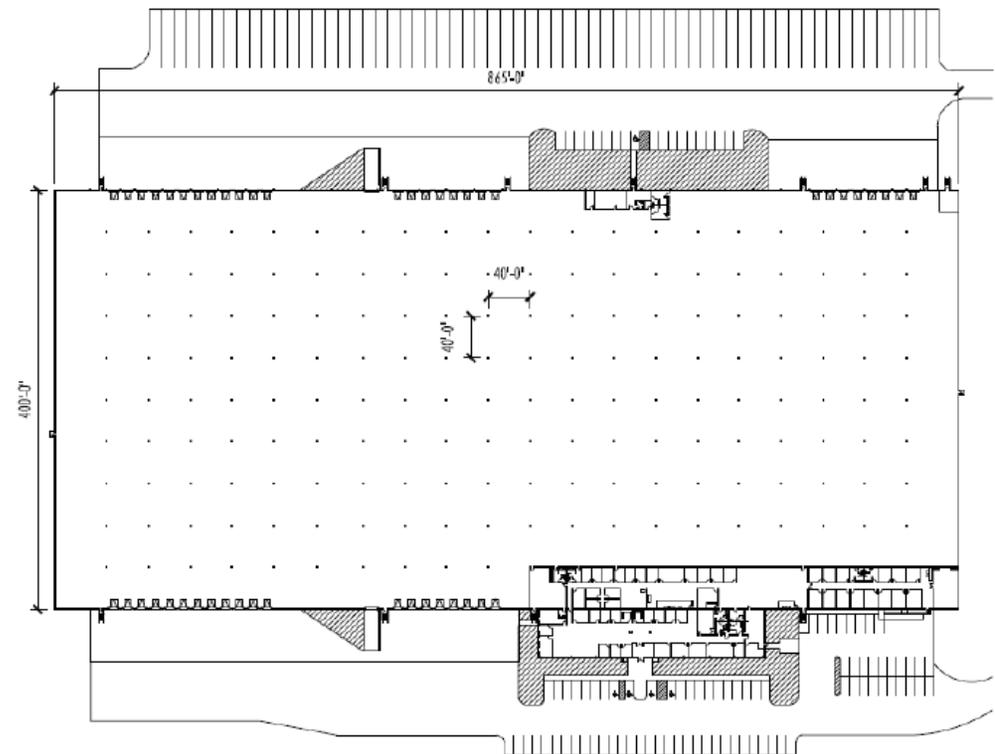
PROPERTY OVERVIEW

300 Horizon Drive

Horizon Distribution Center is a 4-Star, Class A industrial warehouse designed to meet the demands of modern logistics and distribution. This high-quality facility features efficient building design, strong curb appeal, and infrastructure suited for high-volume operations, making it an ideal solution for regional and users seeking a premier industrial environment.

- » Access to major highways
- » Well positioned to Atlanta's major intermodal rail hubs
- » Class A Property
- » 4 star industrial warehouse

Total Size	±356,000 SF
Office	±26,400 SF
Dock High Doors	48
Drive-In Doors	2
Clear Height	30'
Sprinklers	ESFR
Year Built	1994
Parking	132 Auto 63 Trailer
Power	277/480 V, 1200 amps
Lease Expiration	March 31, 2027 (Flexible Term)



SITE ACCESS



Highway
2 minutes



Atlanta Airport
40 minutes



Port of Savannah
4.5 hours

I-85
~1 mile

I-985
~3 miles

Norfolk Southern Rail
~9 miles

Hulsey Train Yard
~33 miles



For more information, contact:

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