

AVAILABLE

4245 INTERNATIONAL BLVD
NORCROSS, GA 30093



PROPERTY HIGHLIGHTS

Existing 3.5 MW power capacity

Current layout suited for production and assembly

16 dock-high doors and 2 drive-in doors

Immediate access to I-85

249,200 SF

MANUFACTURING FACILITY WITH HEAVY POWER

NORCROSS, GA
10.58 ACRES

CONTACT

Ryan Blackburn
Managing Broker

O: 404.974.2716

C: 404.821.7715

rblackburn@apexindustrialre.com

Evan Arnold

Director

O: 404.595.1538

C: 770.658.4319

earnold@apexindustrialre.com

Morgan McMenamy

Director

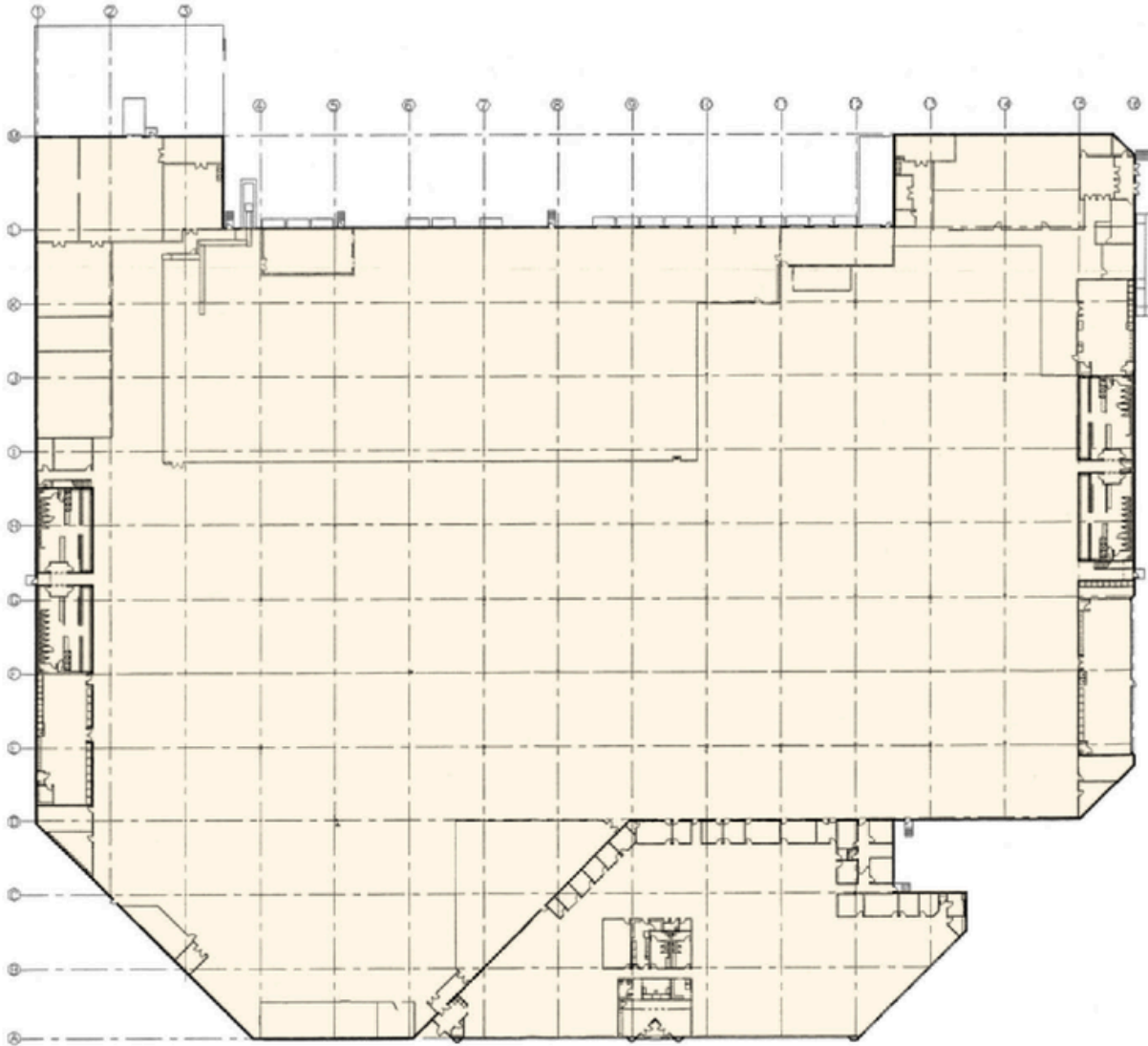
O: 404.806.6631

C: 404.771.1199

mmcmenamy@apexindustrialre.com

FOR SALE/LEASE

4245 INTERNATIONAL BLVD
NORCROSS, GA 30093



Total Size	249,200 SF	Clear Height	24'
Office	29,100 SF	Land (Acres)	10.578
Warehouse	220,100 SF	Auto Parking	162 Spaces
Dock Doors	Sixteen (16)	Power	12,000 Amps, 3.5 MW
Drive-In Doors	Two (2)	Colum Spacing	40' x 40'
Truck Court Depth	115' (50' apron)	Zoning	M-1 (Light Industrial)

Conceptual flyer for presentation purposes only. Property data sourced from existing marketing materials.

CONTACT

Ryan Blackburn

Managing Broker

O: 404.974.2716

C: 404.821.7715

rblackburn@apexindustrialre.com

Evan Arnold

Director

O: 404.595.1538

C: 770.658.4319

earnold@apexindustrialre.com

Morgan McMenemy

Director

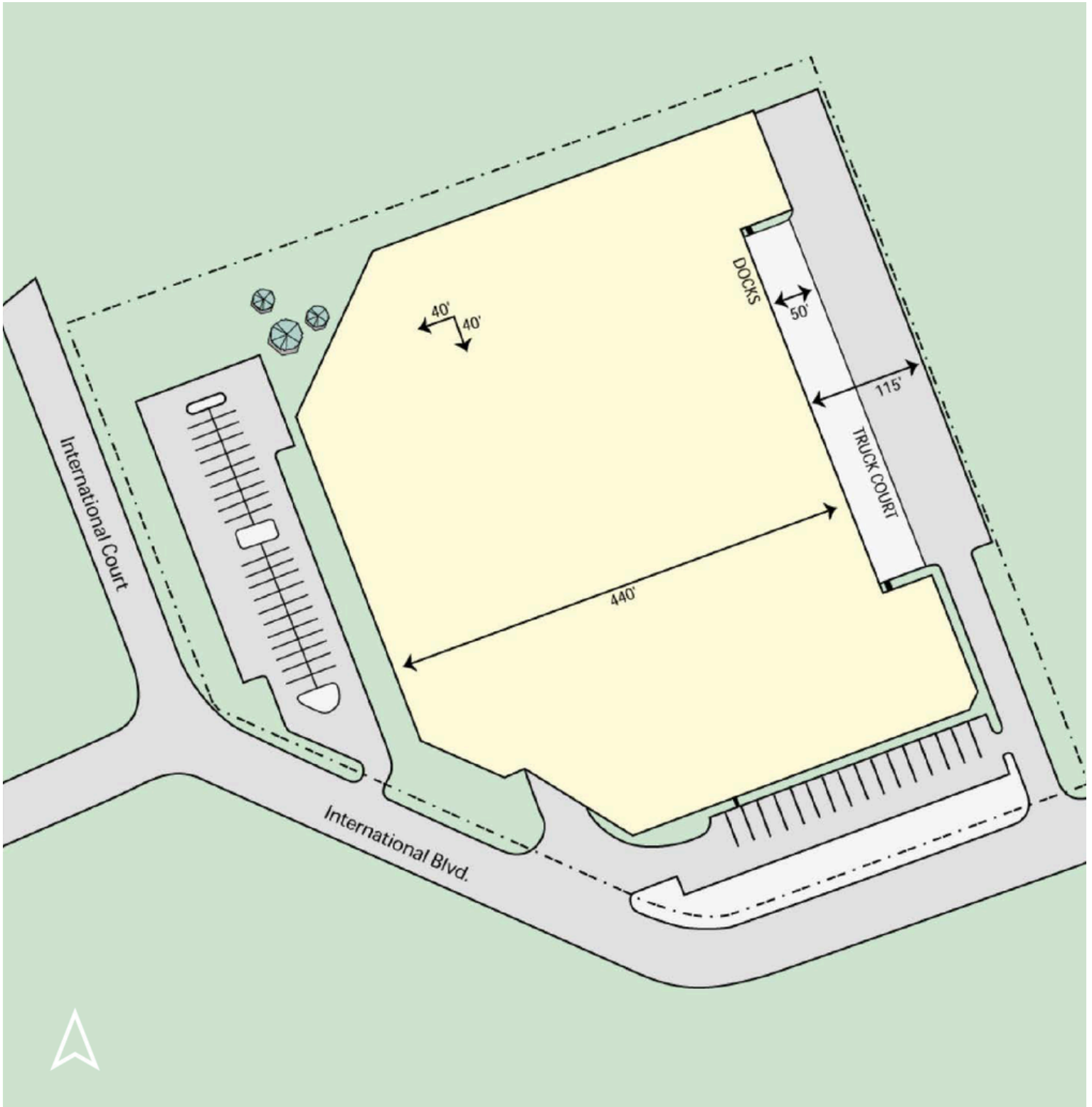
O: 404.806.6631

C: 404.771.1199

mmcmenamy@apexindustrialre.com

FOR SALE/LEASE

4245 INTERNATIONAL BLVD
NORCROSS, GA 30093



Conceptual flyer for presentation purposes only. Property data sourced from existing marketing materials.

CONTACT

Ryan Blackburn

Managing Broker

O: 404.974.2716

C: 404.821.7715

rblackburn@apexindustrialre.com

Evan Arnold

Director

O: 404.595.1538

C: 770.658.4319

earnold@apexindustrialre.com

Morgan McMenemy

Director

O: 404.806.6631

C: 404.771.1199

mmcmenamy@apexindustrialre.com

FOR SALE/LEASE

4245 INTERNATIONAL BLVD
NORCROSS, GA 30093



NOTABLE DISTANCES

INTERSTATE

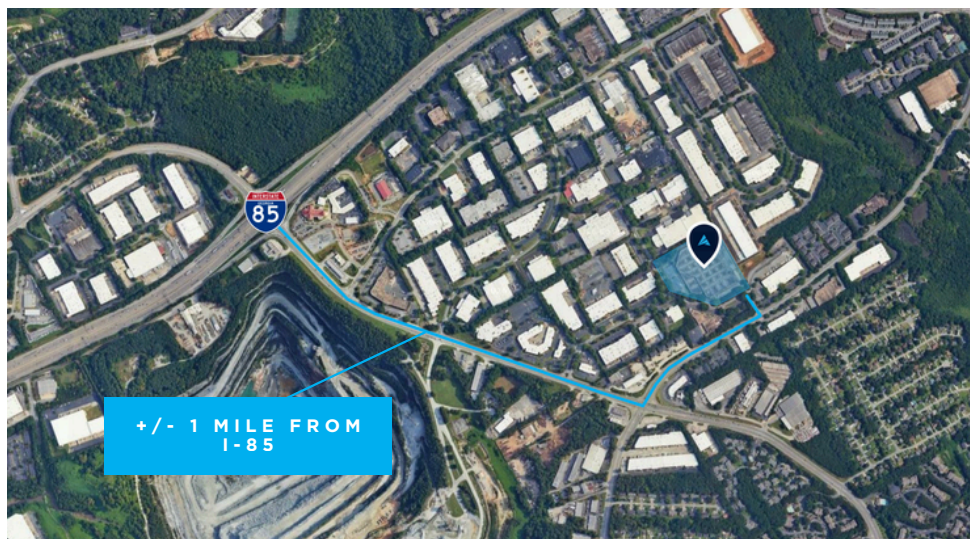
I-85	± 1 mile
I-285	± 7.5 miles
I-75	± 20 miles
I-20	± 20 miles

AIR

Hartsfield-Jackson	± 30 miles
--------------------	------------

PORT CITIES

Savannah, GA	± 268 miles
Charleston, SC	± 331 miles
Jacksonville, FL	± 367 miles
Miami, FL	± 713 miles



CONTACT

Ryan Blackburn

Managing Broker

O: 404.974.2716

C: 404.821.7715

rblackburn@apexindustrialre.com

Evan Arnold

Director

O: 404.595.1538

C: 770.658.4319

earnold@apexindustrialre.com

Morgan McMenemy

Director

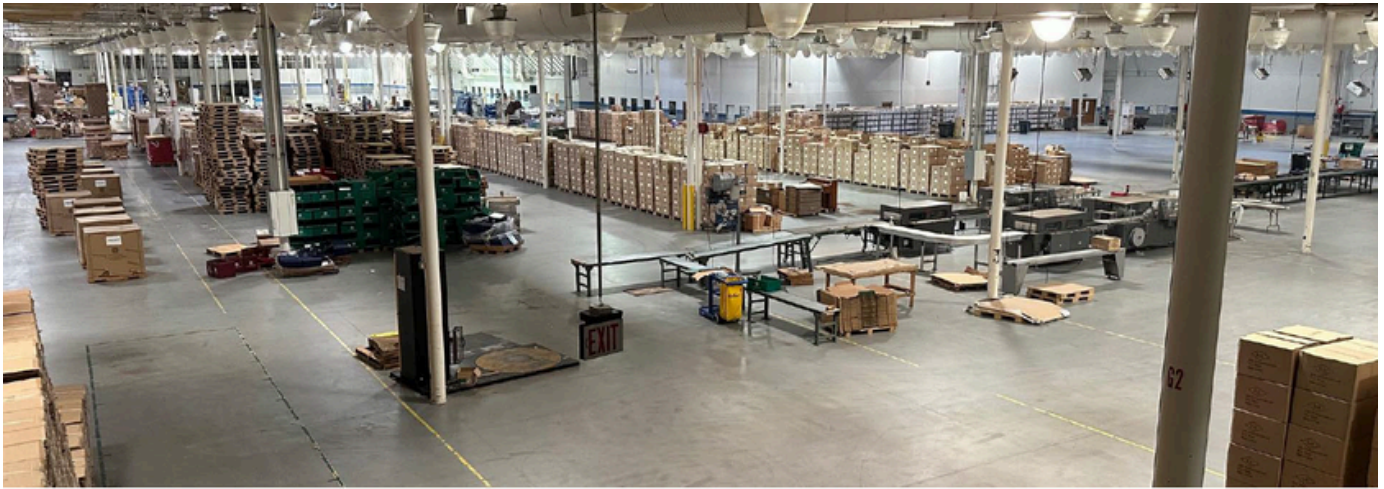
O: 404.806.6631

C: 404.771.1199

mcmenemy@apexindustrialre.com

FOR SALE/LEASE

4245 INTERNATIONAL BLVD
NORCROSS, GA 30093



CONTACT

Ryan Blackburn
Managing Broker
O: 404.974.2716
C: 404.821.7715
rblackburn@apexindustrialre.com

Evan Arnold
Director
O: 404.595.1538
C: 770.658.4319
earnold@apexindustrialre.com

Morgan McMenemy
Director
O: 404.806.6631
C: 404.771.1199
mmcmenamy@apexindustrialre.com

FOR SALE/LEASE

4245 INTERNATIONAL BLVD
NORCROSS, GA 30093



CONTACT

Ryan Blackburn
Managing Broker
O: 404.974.2716
C: 404.821.7715
rblackburn@apexindustrialre.com

Evan Arnold
Director
O: 404.595.1538
C: 770.658.4319
earnold@apexindustrialre.com

Morgan McMenemy
Director
O: 404.806.6631
C: 404.771.1199
mmcmenamy@apexindustrialre.com

FOR SALE/LEASE

4245 INTERNATIONAL BLVD
NORCROSS, GA 30093



**PARTNERSHIP OF
GWINNETT**

Andrew Hickey
Senior Director, Economic Development
(404) 543 - 9510 | ahickey@partnershipgwinnett.com

**GEORGIA
ECONOMIC DEVELOPMENT**

Katherine Mitchell
Project Manager
kmitchell@georgia.org

JACKSON EMC

Kevin Dodson
Business Development Manager
kdodson@jacksonemc.com

SOUTHERN CO.

Mark Clay
Manager - Economic Development
mtclay@southernco.com

**GWINNETT COUNTY
DEPARTMENT OF
WATER RESOURCES**

dwrinfo@gwinnettcountry.com



CONTACT

Ryan Blackburn
Managing Broker
O: 404.974.2716
C: 404.821.7715
rblackburn@apexindustrialre.com

Evan Arnold
Director
O: 404.595.1538
C: 770.658.4319
earnold@apexindustrialre.com

Morgan McMenamy
Director
O: 404.806.6631
C: 404.771.1199
mmcmenamy@apexindustrialre.com