

1045 RESEARCH CENTER DRIVE
SUITE B, ATLANTA, GA 30331

8,480 sq. ft.
AVAILABLE

1
DOCK DOORS

2,000 sq. ft.
OFFICE AREA

1
DRIVE-IN DOOR

20'
CLEAR HEIGHT

40' x 40'
COLUMN SPACING

Features

8,480 sq. ft. suite with 2,000 sq. ft. of office space.

Efficient operations with 1 dock high door and 1 ramped drive-in door.

LED lighting and fully-sprinklered.

.2 miles from I-285.

Can be combined with suite C for 21,420 contiguous sq. ft.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

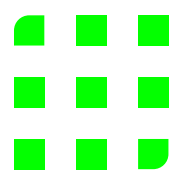
90M+

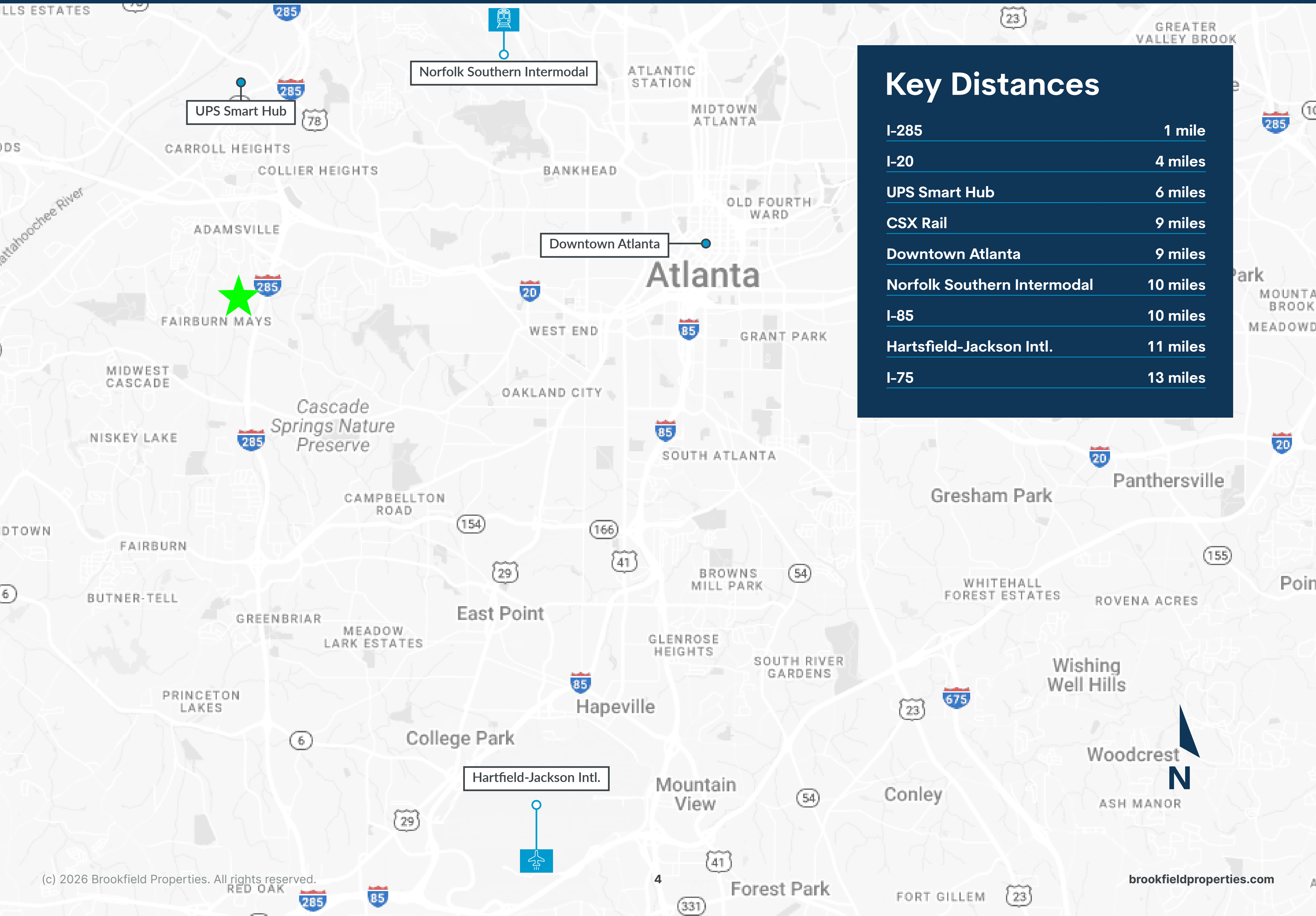
square foot development pipeline



Building Specifications

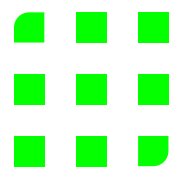
Building Size	54,120 sq. ft.
Available	8,480 sq. ft.
Office Space	2,000 sq. ft.
Lot Size	4.2 acres
Clear Height	20'
Column Spacing	40' x 40'
Dock Doors	1 (9' x 10')
Drive-ins	1
Format	Rear load
Automobile Parking	83 spaces
Sprinklers	Wet
Lighting	LED
Year Built	1987
Zoning	C1
Availability Date	4/1/2026





Key Distances

I-285	1 mile
I-20	4 miles
UPS Smart Hub	6 miles
CSX Rail	9 miles
Downtown Atlanta	9 miles
Norfolk Southern Intermodal	10 miles
I-85	10 miles
Hartsfield-Jackson Intl.	11 miles
I-75	13 miles



1045 Research Center Drive

SUITE B, ATLANTA, GA 30331



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**Brookfield
Properties**

