

**1045 RESEARCH CENTER DRIVE**  
**ATLANTA, GA 30331**

**12,940 sq. ft.**  
AVAILABLE

**3**  
DOCK DOORS

**~1,000 sq. ft.**  
OFFICE AREA

**1**  
DRIVE-IN DOOR

**20'**  
CLEAR HEIGHT

**40' x 40'**  
COLUMN SPACING

**Features**

**12,940 sq. ft. suite with 1,000 sq. ft. office.**

**Efficient operations with 3 dock doors and 1 drive-in door.**

**New paint and carpet.**

**LED lighting and fully-sprinklered.**

**.2 miles from I-285.**





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+

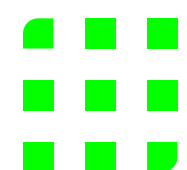
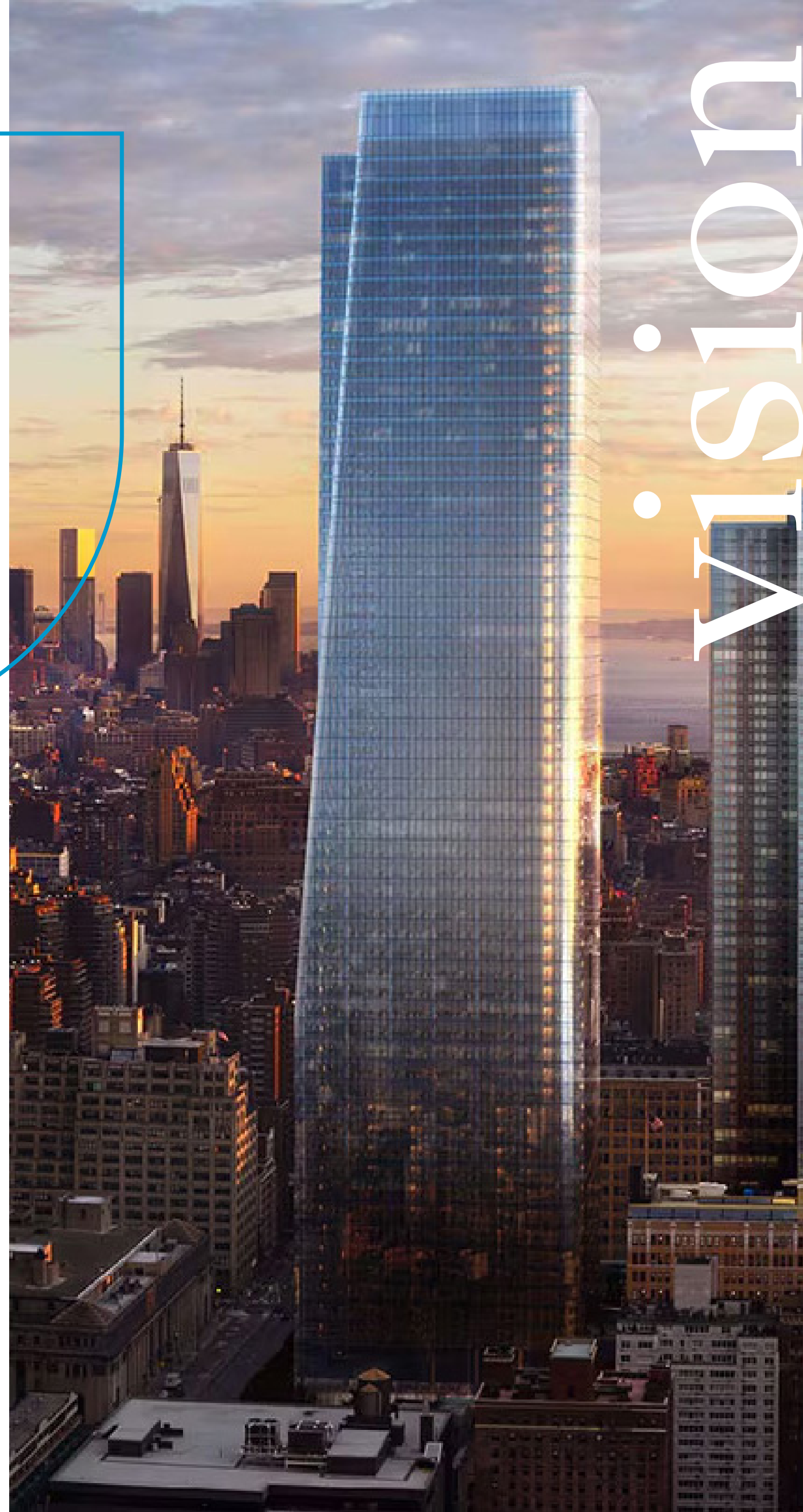
square feet of logistics space

550+

warehouse, distribution and cold storage properties

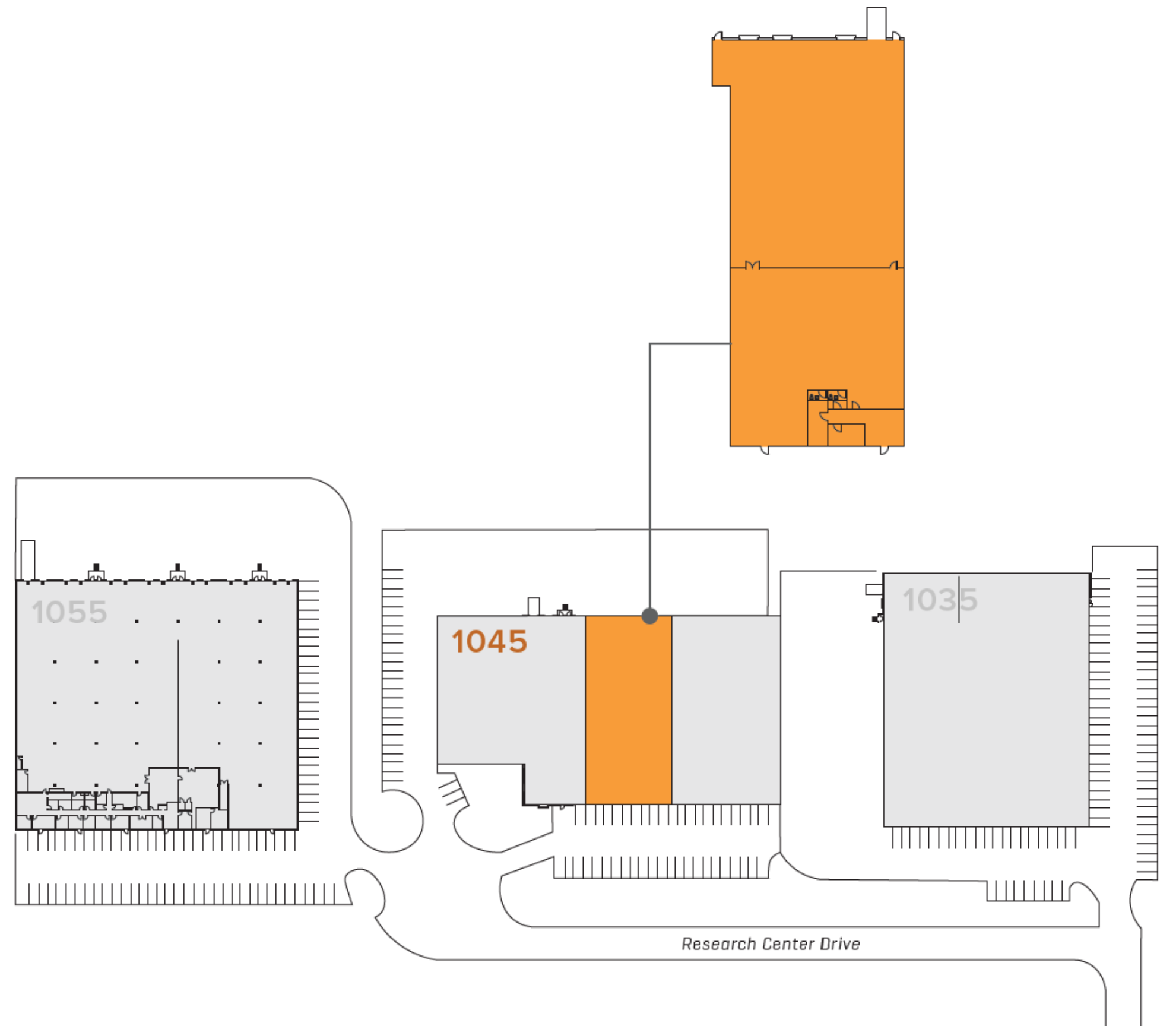
90M+

square foot development pipeline



# Building Specifications

<b>Building Size</b>	<b>62,744 sq. ft.</b>
<b>Available</b>	<b>12,940 sq. ft.</b>
<b>Office Space</b>	<b>±1,000 sq. ft.</b>
<b>Lot Size</b>	<b>3.09 acres</b>
<b>Clear Height</b>	<b>20'</b>
<b>Column Spacing</b>	<b>40' x 40'</b>
<b>Dock Doors</b>	<b>3 (9' x 10')</b>
<b>Drive-ins</b>	<b>1</b>
<b>Format</b>	<b>Rear load</b>
<b>Automobile Parking</b>	<b>1.3:1,000</b>
<b>Sprinklers</b>	<b>Wet</b>
<b>Lighting</b>	<b>T-5</b>
<b>Year Built</b>	<b>1990</b>
<b>Zoning</b>	<b>C1</b>



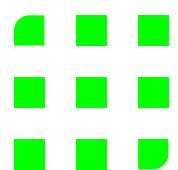
**1.3:1000**  
Automobile  
Parking

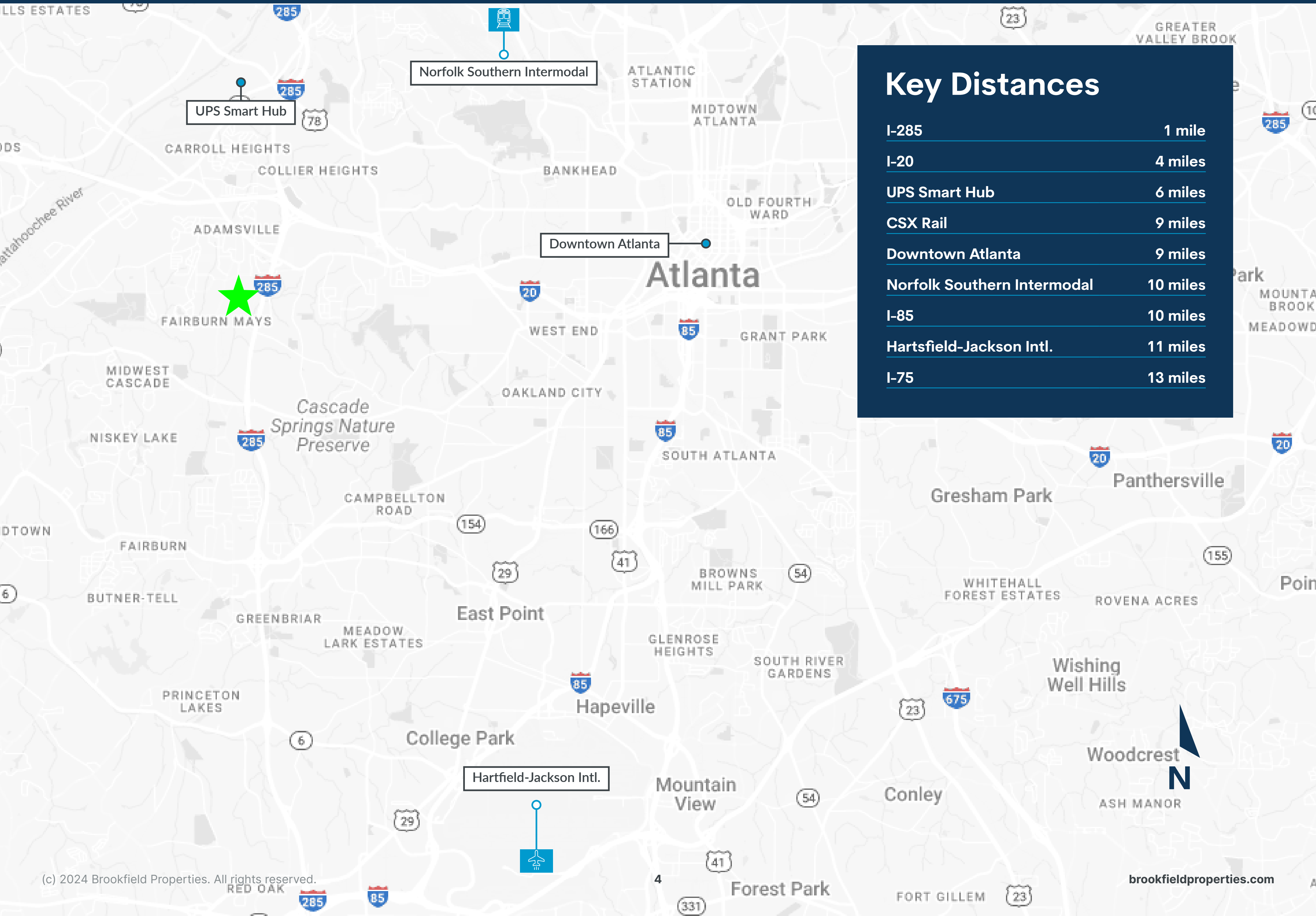
**20'**  
Clear  
Height

**40'x40'**  
Column  
Spacing

**3**  
Dock Doors

**1**  
Drive-in  
Door

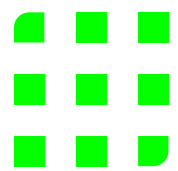




## Key Distances

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

ATLANTA, GA 30331



## Leasing Contacts

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## Brookfield Properties

