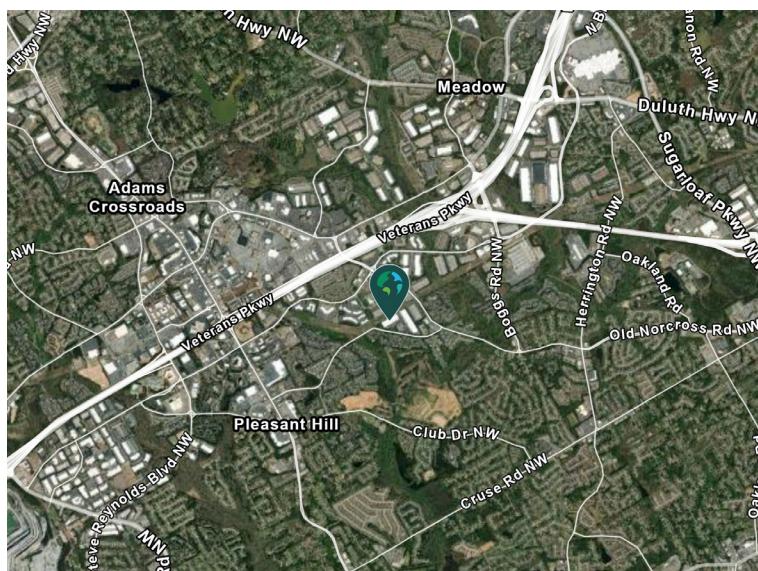


# 48,344 SF

**3105 Sweetwater Road #200, Suite 210  
Lawrenceville, GA 30044**

Prologis Tradeport



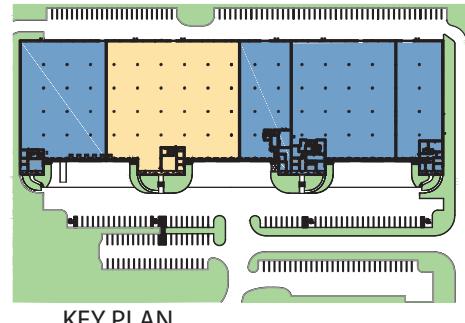
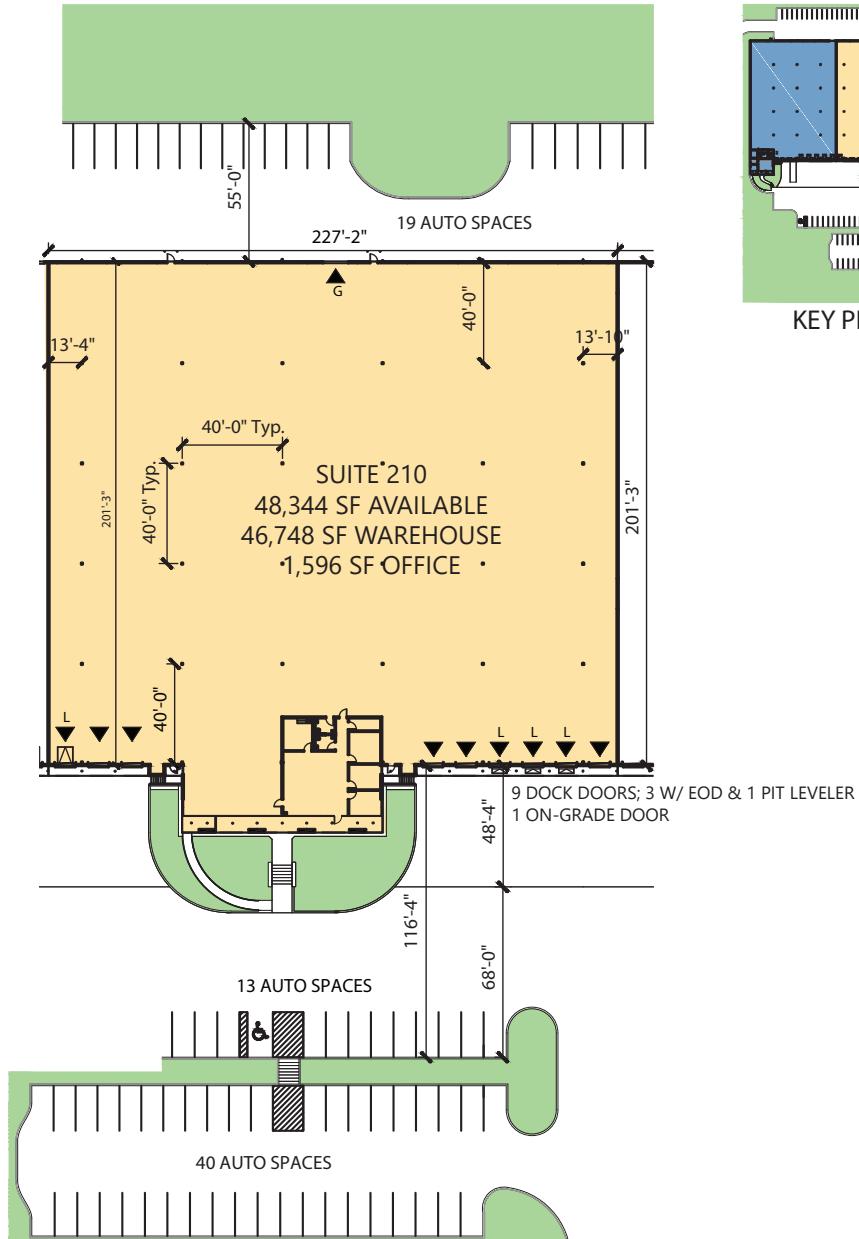
## Property Features

<b>Available Space</b>	48,344 SF
<b>Office SF</b>	1,596 SF
<b>Clear Height</b>	+/- 24' minimum
<b>Column Spacing</b>	40' x 40'
<b>Dock Doors</b>	Nine (9)
<b>Dock Equipment</b>	Three (3) EOD levelers & one (1) pit leveler
<b>On-Grade Door</b>	One (1)
<b>Auto Parking Spaces</b>	Seventy-two (72)
<b>Electrical Service</b>	120/208V, 1,200A
<b>Lighting</b>	LED in warehouse and office

- +/– 1.9 miles from Interstate 85
- +/– 16 miles from Interstate 285
- +/– 25 miles from Atlanta Central Business District
- +/– 33 miles from Hartsfield-Jackson Atlanta International Airport, the nation's busiest airport



Unlock the full potential of your **warehouse with one strategic, single-source partner.**



LEGEND:

- ▲ DOCK DOOR
- ▲ DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲ ON-GRADE DOOR
- EDGE OF DOCK LEVELER
- PIT LEVELER
- LAND
- LEASED AREA
- VACANT AREA



**JLL**  
**Reed Davis, SIOR**  
reed.davis@jll.com  
ph +1 404 995 2221

**JLL**  
**Brad Pope, SIOR**  
brad.pope@jll.com  
ph +1 404 995 2261

**JLL**  
**Bob Currie**  
[bob.currie@jll.com](mailto:bob.currie@jll.com)  
ph +1 404 995 2280

JLL  
Ryan Manfredi  
ryan.manfredi@jll.com  
ph +1 404 995 2118

**Prologis**  
**Rachel Karle**  
rkarle@prologis.com  
ph +1 404 760 7260  
prologis.com