

# NORTHEAST INDUSTRIAL CENTER

Class A Industrial Space Available For Lease  
**69,333 SF**



6875 BEST FRIEND RD, ATLANTA, GA 30340



CUSHMAN &  
WAKEFIELD



# Available Space Highlights

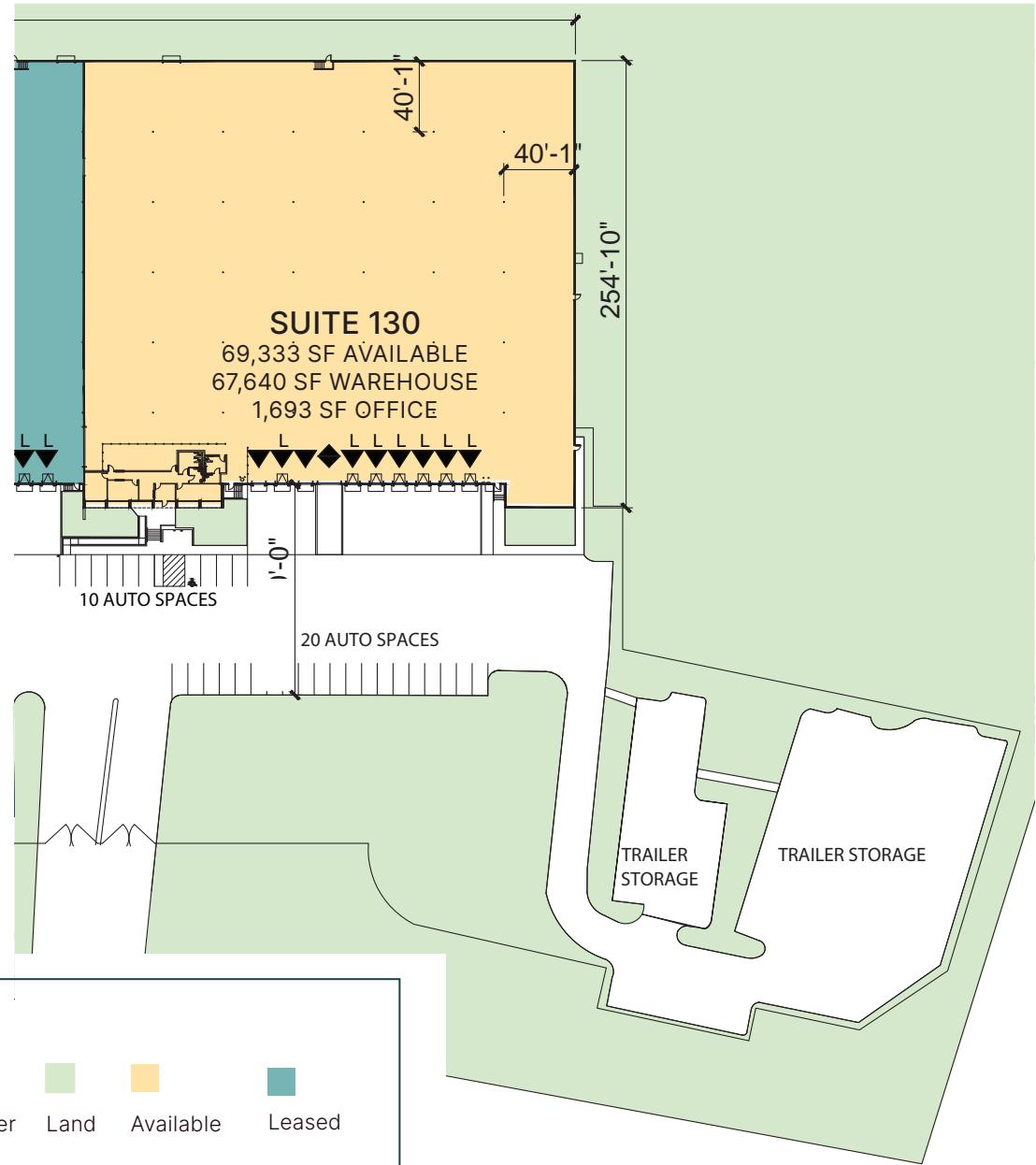
- 69,333 SF available
- 1,693 SF office
- 23' minimum clear height
- Nine (9) dock doors (7 equipped with pit levelers)
- One (1) drive-in door
- 40' x 40' column spacing
- ESFR sprinkler system
- Power: 277/480V, 600A
- Additional trailer storage available



# Suite 130

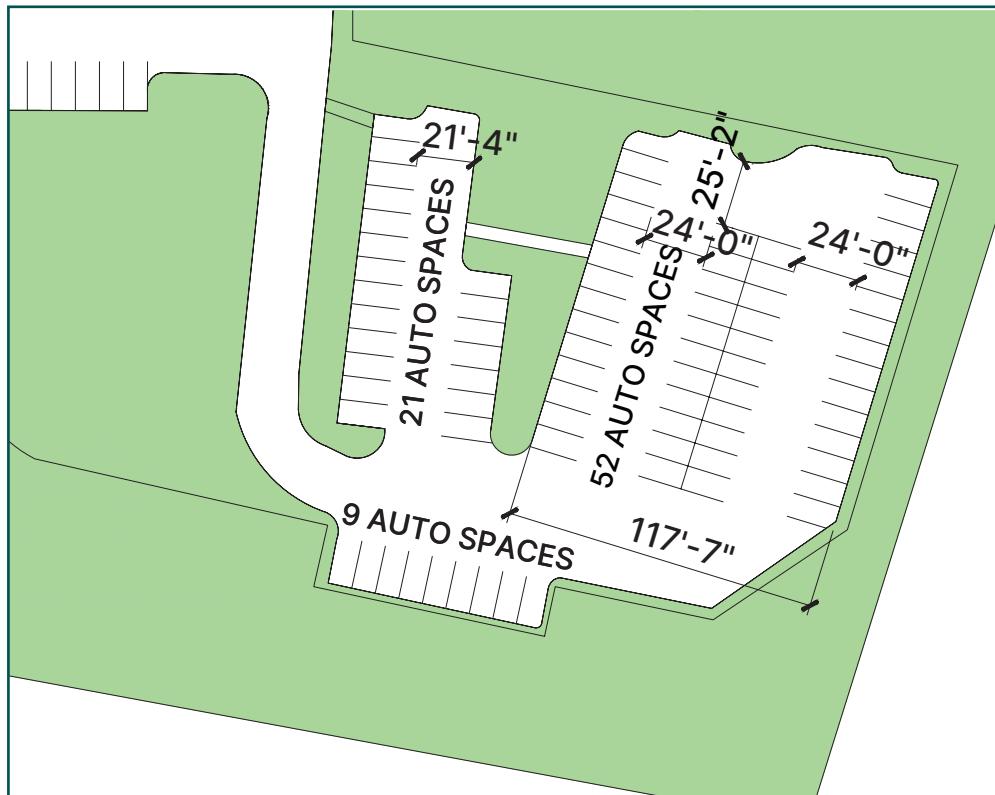
## SUITE HIGHLIGHTS

- 69,333 SF available
  - 67,640 SF Warehouse
  - 1,693 SF Office
- Min. Clear Height:  $\pm 23'-6"$
- Auto Parking: 30
- Dock Doors: 9 (7 equipped with pit levelers)
- Drive-in Doors: 1

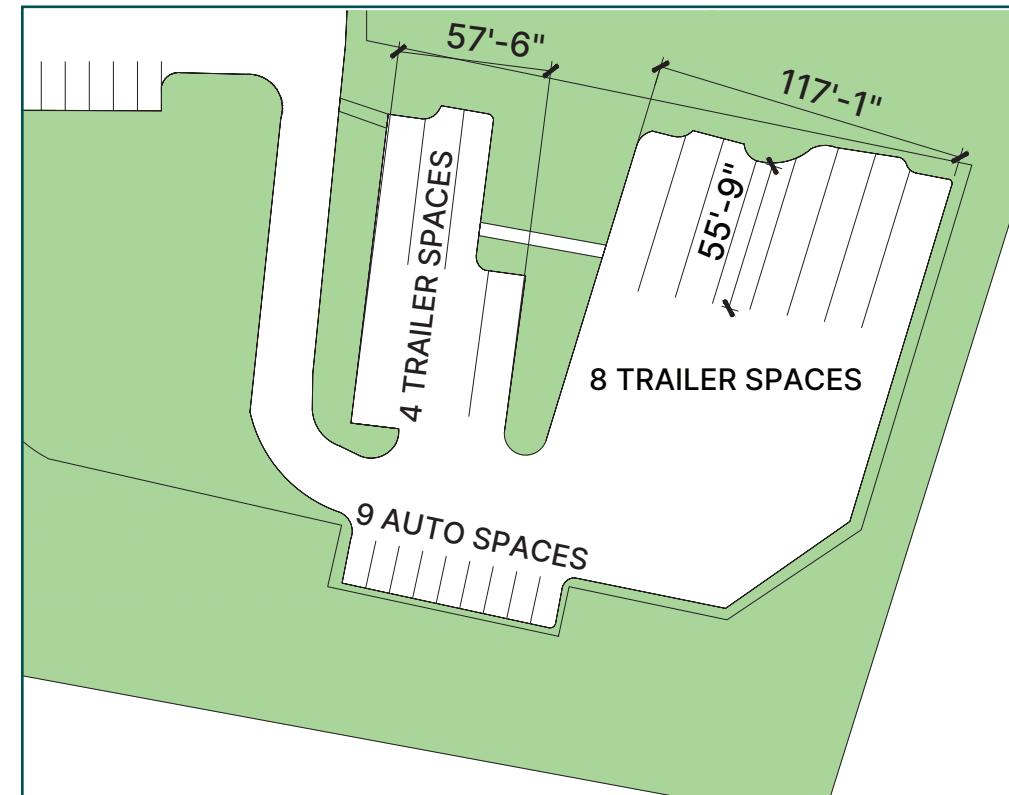


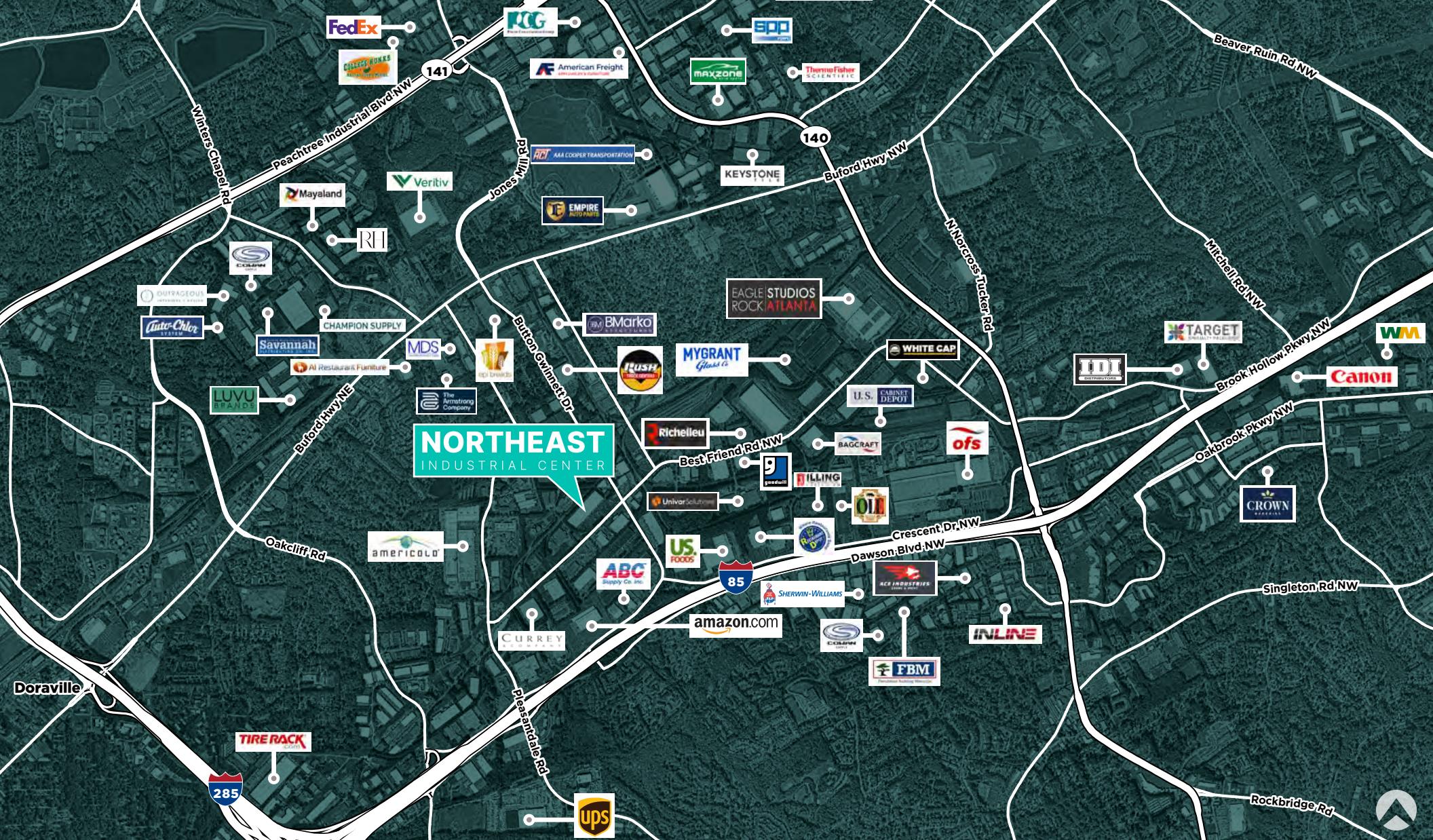
# Additional Parking Options

**OPTION 1** 82 Auto Parking Spaces



**OPTION 2** 12 Trailer Parking Spaces and 9 Auto Parking Spaces





## Strategic Location, Industrial Excellence



±0.8 miles to I-85



±2.3 miles to I-285



±24.7 miles to Hartsfield-Jackson  
International Airport



±41 miles to CSX  
Fairburn Ramp



±262 miles to Port  
of Savannah



±310 miles to Port  
of Charleston

# Regional Drive Times





# Keeping You Ahead of What's Next

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business — today and in the future.

Your single-source service for efficient movein and operations at [prologisessentials.com](http://prologisessentials.com)



Scan the QR code for more info!

**NORTHEAST**  
INDUSTRIAL CENTER



## OPERATIONS

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts & material handling equipment
- Automation solutions



## MOBILITY

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots & hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



## ENERGY + SUSTAINABILITY

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



## WORKFORCE

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing & retention programs
- Training & certification

# NORTHEAST INDUSTRIAL CENTER



For more information, please contact:

**JAMES PHILLPOTT**

+1 404 259 7130

james.phillpott@cushwake.com

1180 Peachtree Street, Suite 3100  
Atlanta, GA 30309 | USA  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

**HELEN CAUTHEN**

+1 865 806 3561

helen.cauthen@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified, no warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

**CONNOR LARKIN**

+1 404 683 3582

connor.larkin@cushwake.com



**CHRIS BAIRD**

+1 404 760 7204

cbaird@prologis.com

3350 Peachtree Road, Suite 850  
Atlanta, GA 30326 | USA

**ABOUT PROLOGIS**

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At March 31, 2024, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.