

# For Sublease



**2670 Breckinridge Blvd | Duluth, GA 30096**

**40,000 to 124,060 SF Available**

**Master lease expiration date August 31, 2021**

- Rear loading distribution building
- 109,660 SF warehouse
- 14,440 SF office
- 24' clear height
- 40' x 45' column spacing
- 180' building depth
- 30 dock doors
- 2 ramped drive-in doors
- 120' deep truck courts with 60' concrete apron
- 29 trailer spaces
- T5 lighting
- ESFR sprinkler system
- Zoned M2 - limited manufacturing
- HVAC in Warehouse

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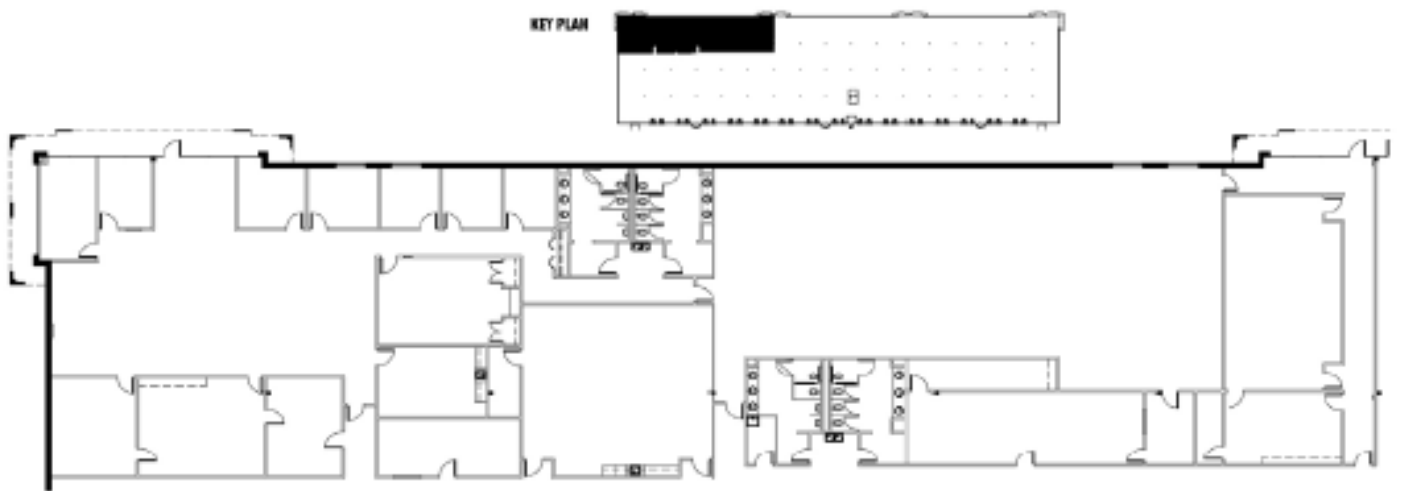
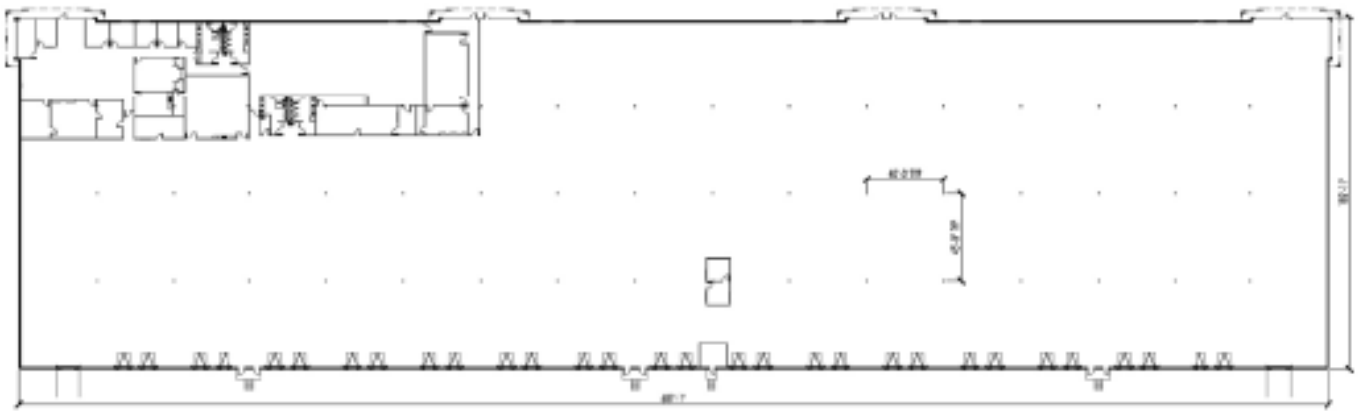
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## Location

- 0.8 Miles to I-85
- 11.2 Miles to I-285
- 34.2 Miles to Hartsfield-Jackson Cargo Terminal

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