

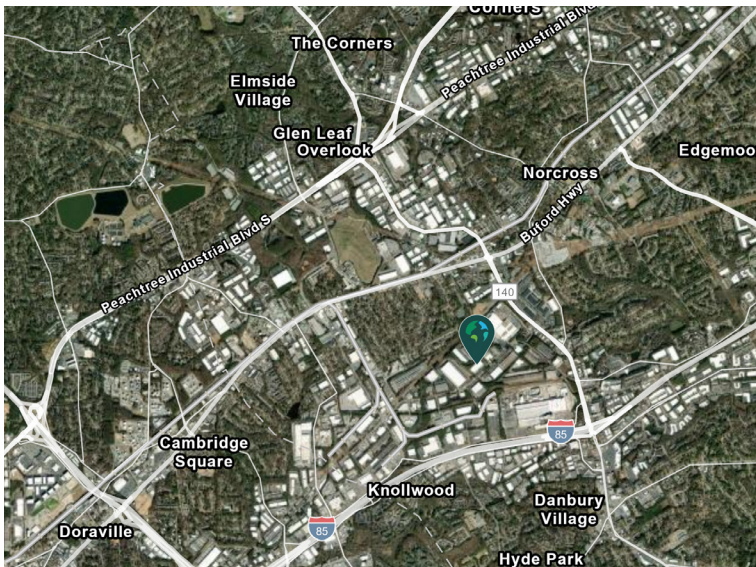
INDUSTRIAL SPACE FOR LEASE



# 124,800 SF

**305 Best Friend Court, Suite 305  
Norcross, GA 30071**

Prologis Atlanta Northeast



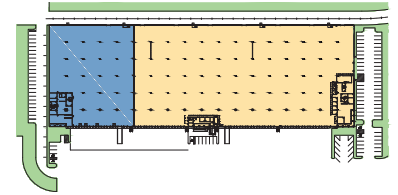
- 0.2 miles to bus transportation, 5.0 miles to Assembly Studios and 6.0 miles to downtown Chamblee, GA
- 1.5 miles to Jimmy Carter Boulevard
- 2.3 miles to I-85, 4.9 miles to I-285, 27.1 miles to Hartsfield-Jackson Atlanta International Airport and 255.8 miles to the Port of Savannah
- Located in a state and federal opportunity zone

## Property Features

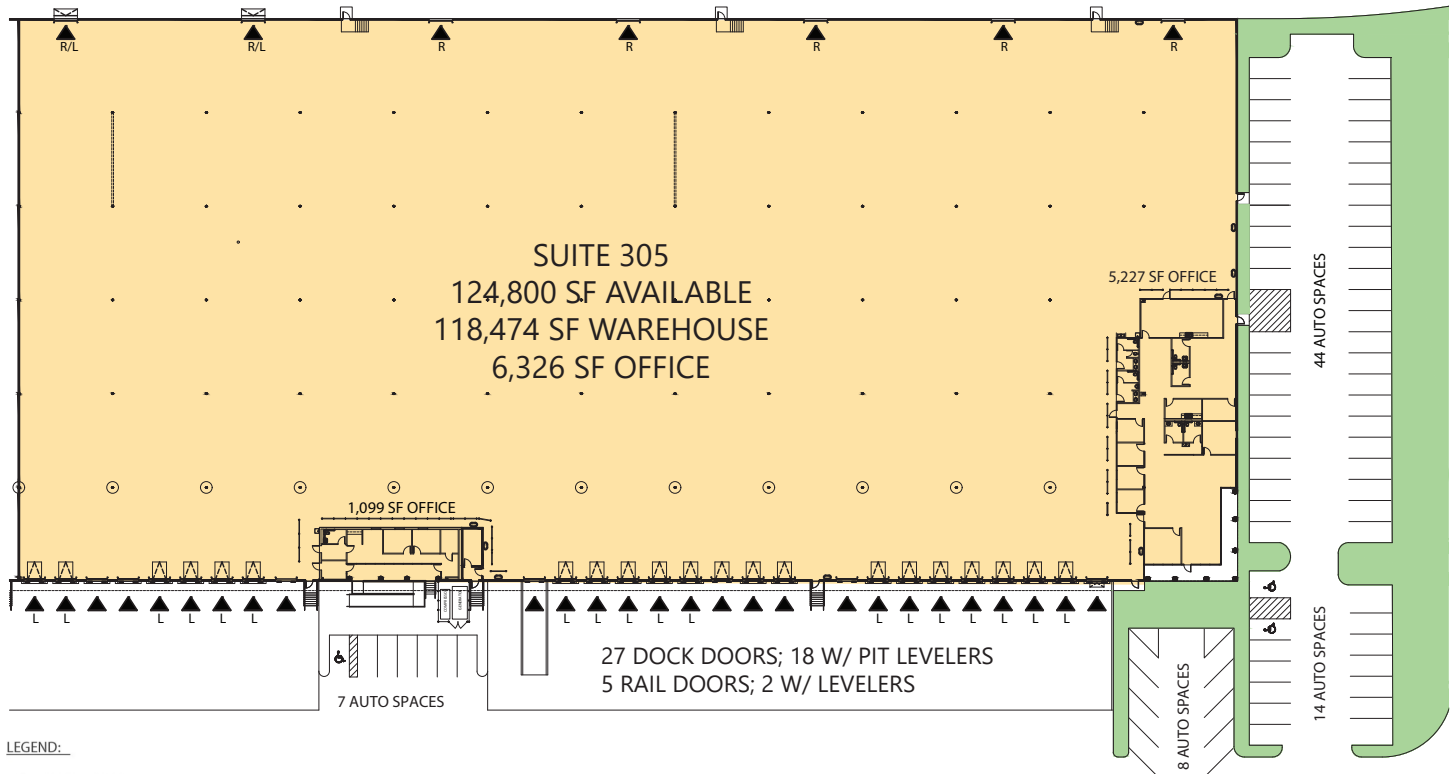
Available Space	124,800 SF
Office SF	6,326 SF
Clear Height	24' minimum
Column Spacing	40' x 40'
Dock Doors	Twenty-seven (27); eighteen (18) with pit levelers
Rail Doors	Five (5); two (2) with levelers
Auto Parking Spaces	Seventy-three (73)
Electrical Service	277/480V, 800A
Sprinkler	ESFR
Lighting	LED in warehouse and office



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warehouse with one strategic,  
single-source partner.



KEY PLAN



**LEGEND:**

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



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