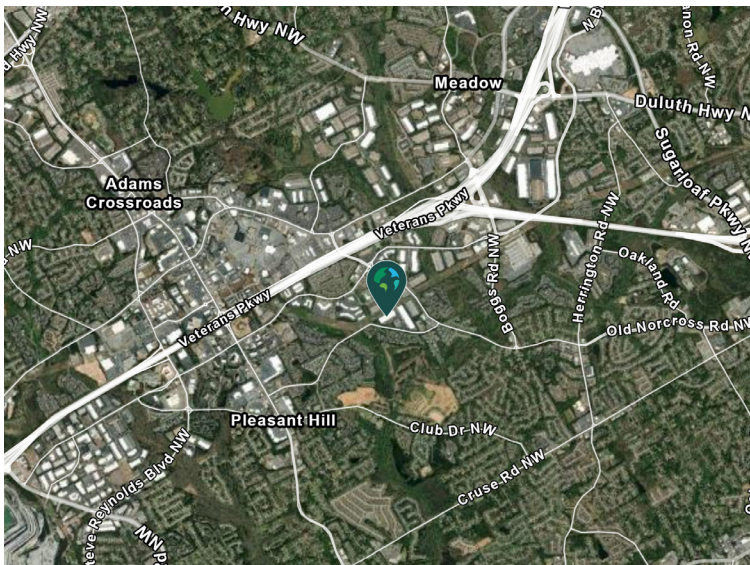


# 48,344 SF

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

Prologis Tradeport



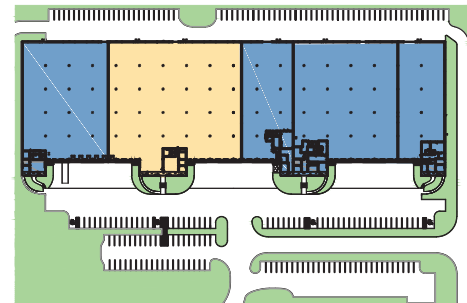
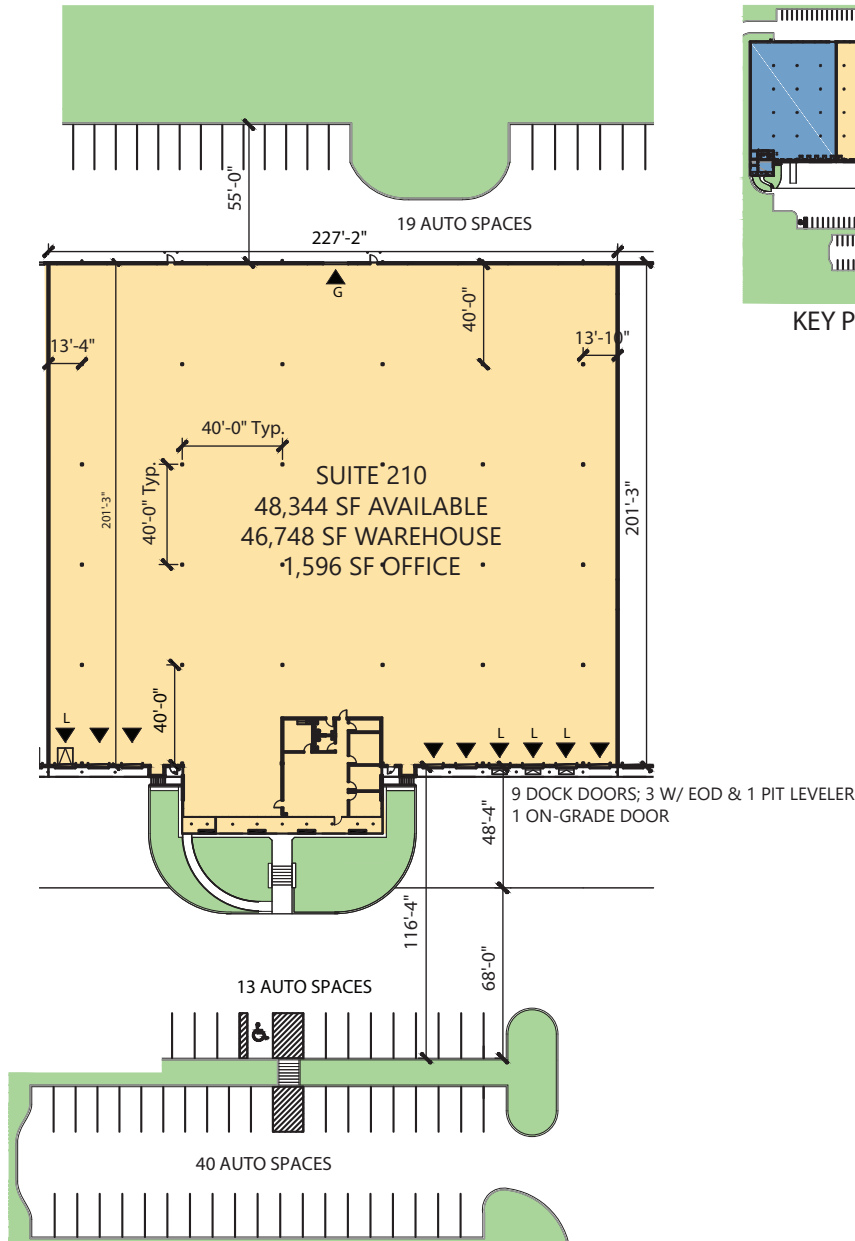
- +/- 1.9 miles from Interstate 85
- +/- 16 miles from Interstate 285
- +/- 25 miles from Atlanta Central Business District
- +/- 33 miles from Hartsfield-Jackson Atlanta International Airport, the nation's busiest airport

## Property Features

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



Unlock the full potential of your  
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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