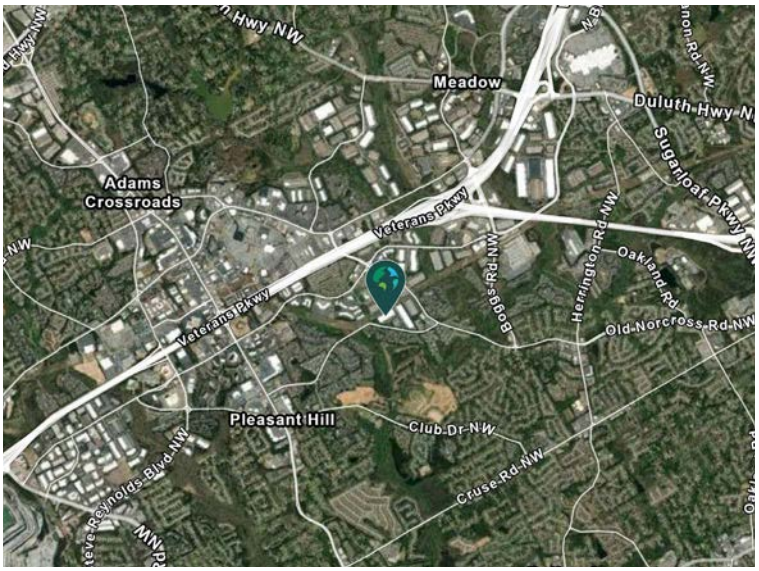
INDUSTRIAL SPACE FOR LEASE

48,344 SF

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

Prologis Tradeport





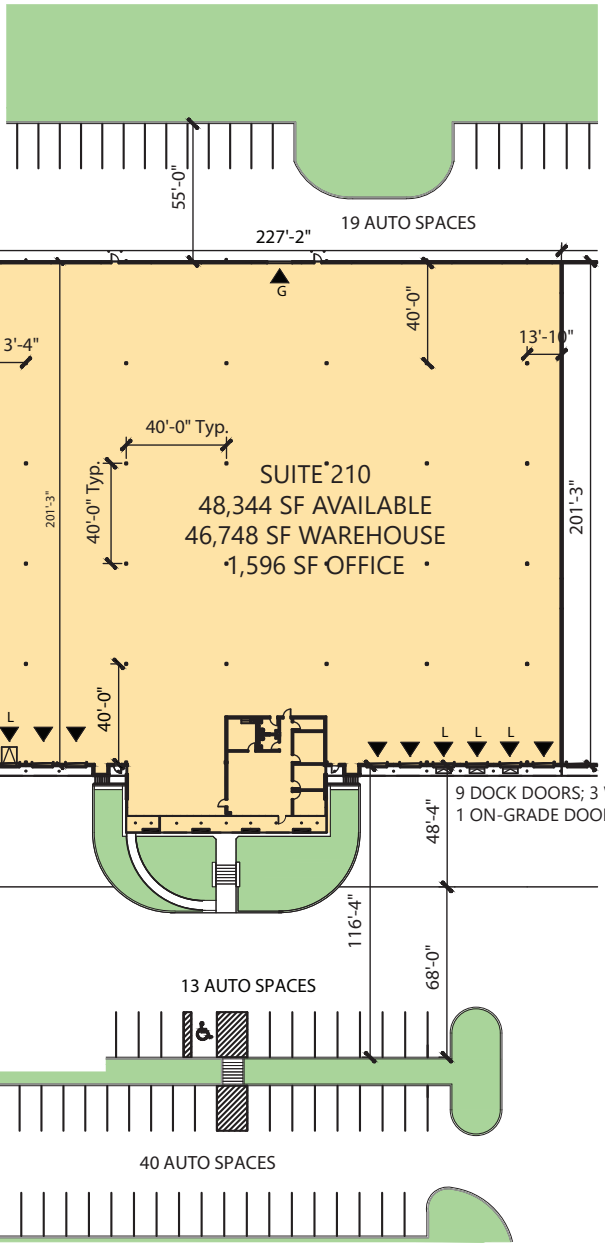
- +/- 1.9 miles from Interstate 85
- +/- 16 miles from Interstate 285
- +/- 25 miles from Atlanta Central Business District
- +/- 33 miles from Hartsfield-Jackson Atlanta International Airport, the nation's busiest airport

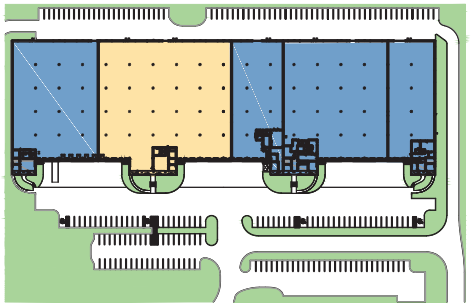
Property Features

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
Sprinkler	ESFR
Lighting	LED in warehouse and office

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

PROLOGIS®





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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