LBALogistics

NORTH ATLANTA DISTRIBUTION CENTER

5065 BUFORD HIGHWAY, BUILDING 200
NORCROSS, GA 30071

35,464 SF AVAILABLE



ESFR sprinkler system

6 dock doors

40′ x 40′ column spacing

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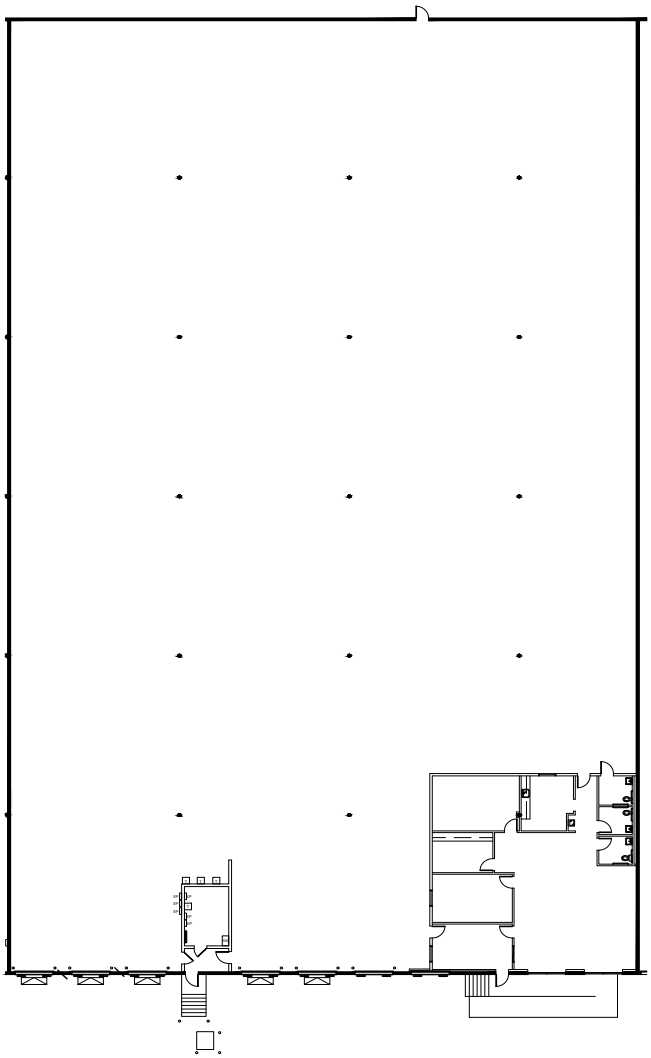
JLL

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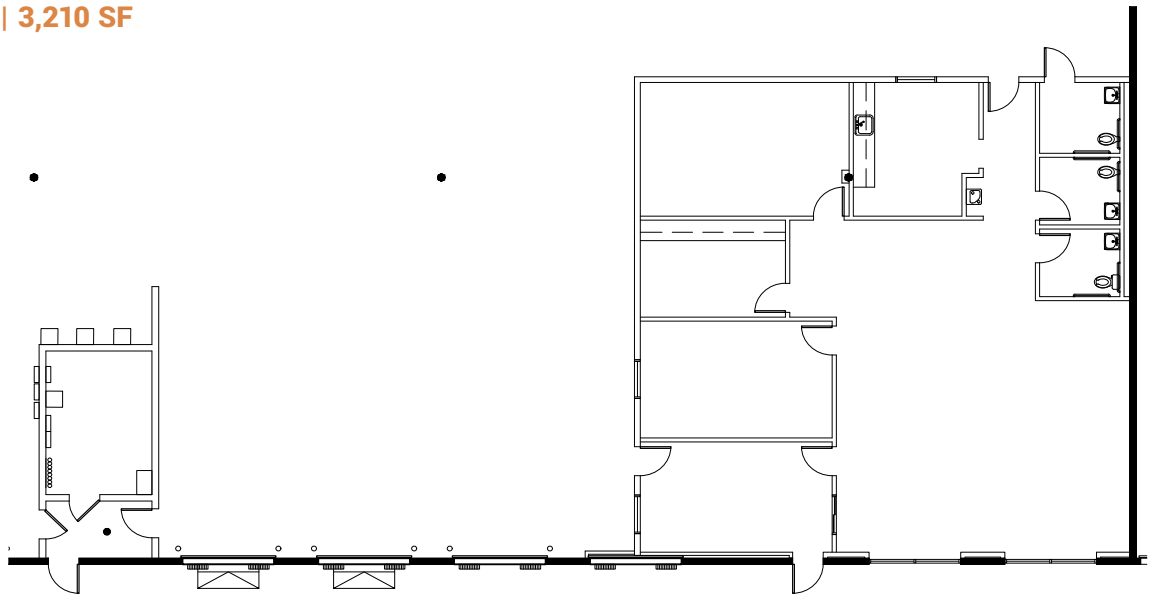
SPECIFICATIONS

Building size:	151,200 SF
Available SF:	35,464 SF (Suite 150)
Office SF:	3,210 SF
Clear height:	22′
Column spacing:	40′ x 40′
Fire protection:	ESFR sprinkler system
Dock doors:	Six (6); Five (5) with edge of dock levelers
Truck court depth:	120′
Lighting:	LED
Power:	100A, 480/277V, 3-phase *(upon tenant verification)*

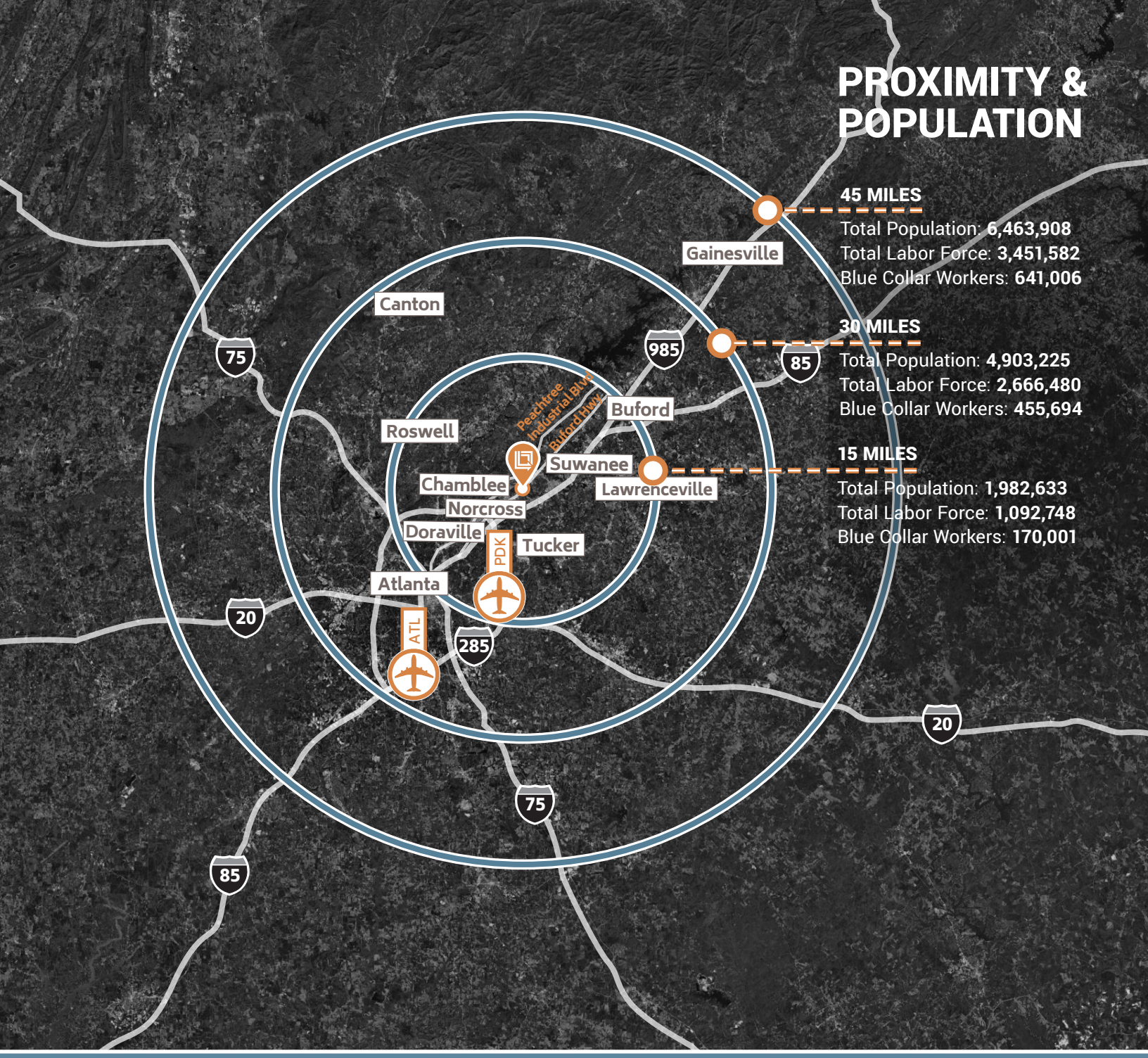
SUITE 150 FLOOR PLAN | 35,464 SF



OFFICE FLOOR PLAN | 3,210 SF



PROXIMITY & POPULATION



45 MILES

Total Population: **6,463,908**
Total Labor Force: **3,451,582**
Blue Collar Workers: **641,006**

30 MILES

Total Population: **4,903,225**
Total Labor Force: **2,666,480**
Blue Collar Workers: **455,694**

15 MILES

Total Population: **1,982,633**
Total Labor Force: **1,092,748**
Blue Collar Workers: **170,001**

- Convenient access to I-285 and I-85, offering connectivity across metro Atlanta
- Strategically positioned within one of metro Atlanta's most extensive and varied labor markets
- Direct connectivity to Buford Highway (US 23), a primary commercial and transit artery for metro Atlanta
- Minutes from UPS and FedEx Ground hubs, enabling efficient connection to nationwide parcel distribution networks

LOCAL DRIVE TIMES



UPS hub:	2.6 miles
I-85:	3.6 miles
FedEx hub:	4.9 miles
I-285:	6.7 miles
Hartsfield Jackson Atlanta Int'l Airport:	29.2 miles

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