LBALogistics

PROGRESS DISTRIBUTION CENTER II

2225 CEDARS ROAD
LAWRENCEVILLE, GA 30043

38,400 SF AVAILABLE



ESFR sprinkler system

Endcap of building with ability to secure truck court

7 dock doors

40′ x 40′ column spacing

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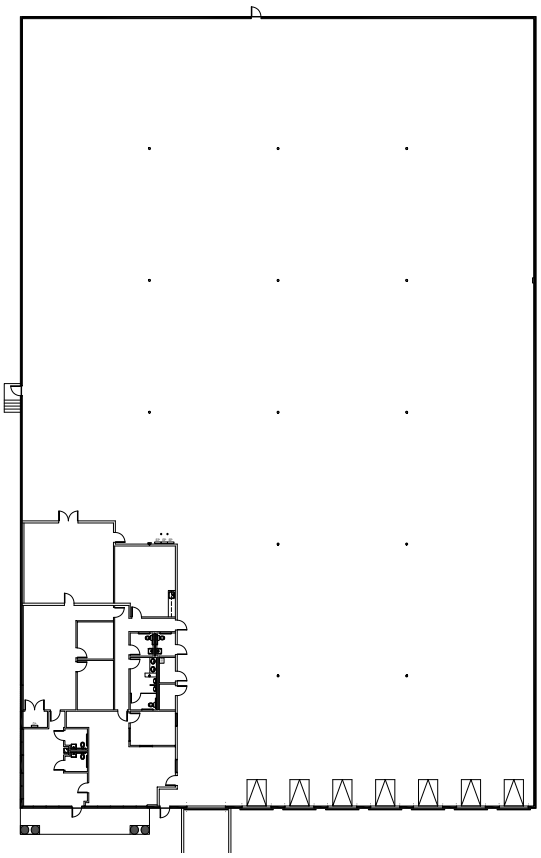
JLL

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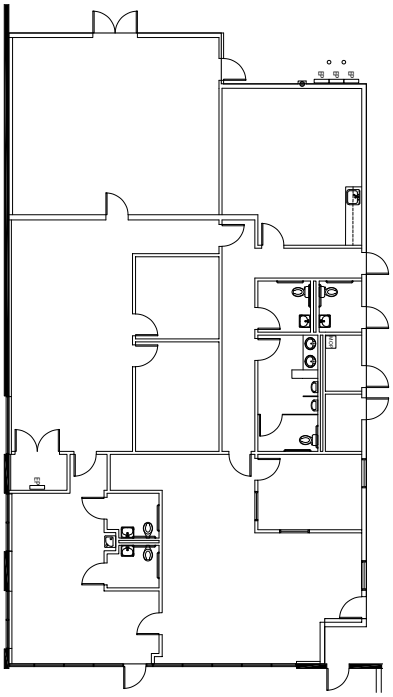
SPECIFICATIONS

Building size:	249,600 SF
Available SF:	38,400 SF (Suite H)
Office SF:	4,076 SF
Clear height:	28′ 9″
Column spacing:	40′ x 40′
Auto parking ratio:	0.50/1,000 SF
Fire protection:	ESFR sprinkler system
Dock doors:	Seven (7) with mechanical pit levelers
Drive-in door:	One (1); 12′W x 14′H
Truck court depth:	130′
Lighting:	Motion-activated LED warehouse lighting
Power:	600A, 480/277V, 3-phase *(upon Tenant verification)*
Ventilation:	Two (2) HVLS warehouse fans

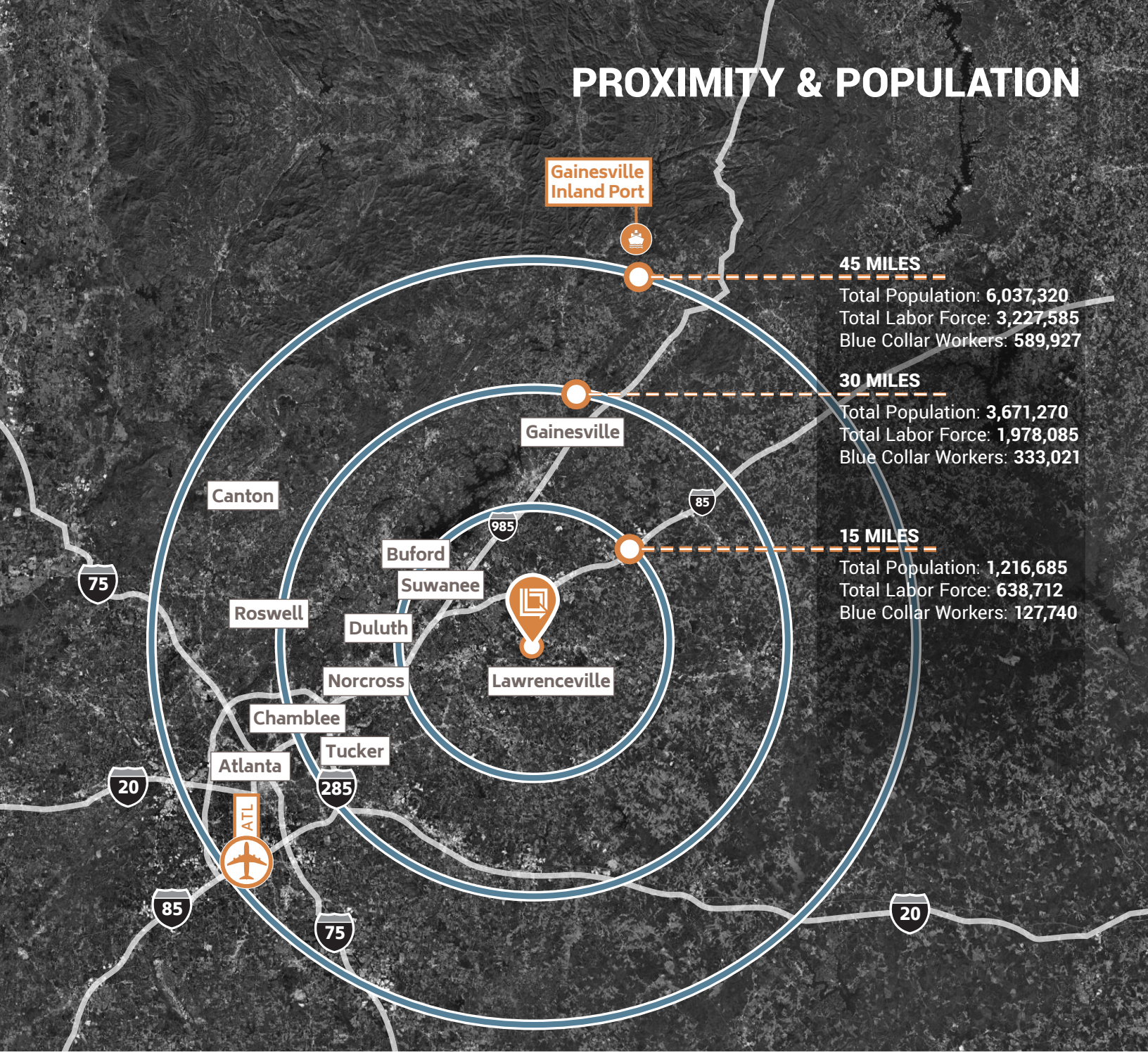
SUITE H FLOOR PLAN | 38,400 SF



OFFICE FLOOR PLAN | 4,076 SF

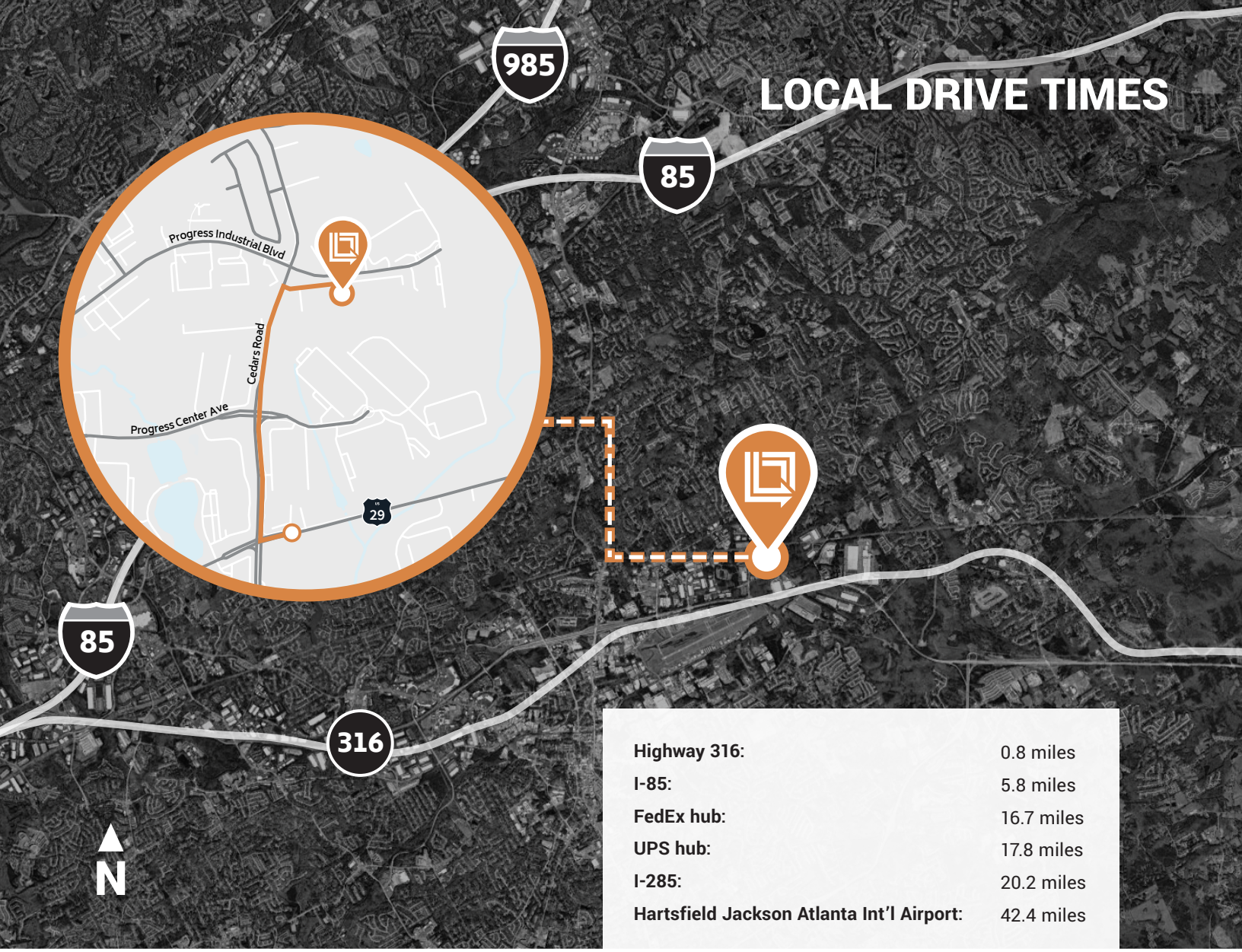


PROXIMITY & POPULATION



- Convenient access to I-85 and GA-316, connecting to the Northeast Atlanta corridor and the greater Metro Atlanta
- Close proximity to I-985, providing access to Gainesville and the northern distribution markets
- Strategically located within one of Metro Atlanta' largest labor pools
- End-cap of the building with the ability to secure the truck court
- Atlanta's Hartsfield Jackson International Airport is roughly 42.4 miles away, putting the world's busiest passenger airport and a major air cargo hub within reach for time-sensitive shipments

LOCAL DRIVE TIMES



Highway 316:	0.8 miles
I-85:	5.8 miles
FedEx hub:	16.7 miles
UPS hub:	17.8 miles
I-285:	20.2 miles
Hartsfield Jackson Atlanta Int'l Airport:	42.4 miles

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