A 100,000 SF distribution facility situated in the northeast industrial submarket of Atlanta, GA. The building offers premier access to Interstate 85 and Interstate 285 and provides a ± 24’ clear height, 28 dock high doors and 3,100 SF of office.
 PROPERTY OVERVIEW

1030 NORCROSS INDUSTRIAL COURT

1030 NORCROSS INDUSTRIAL COURT | NORCROSS, GEORGIA 30071

- ±3,100 SF office
- Front load Configuration
- ±24’ clear height
- 41’ x 40’ typical column spacing
- 28 – 9’ x 10’ dock high doors (18 with levelers)
- 1 – 12’ x 14’ drive in door
- ±114’ truck court
- 58 – auto parking space
- 5 – 4’ x 4’ skylights per bay
- natural lighting
- 1,200 amp, 120/208 volt power
- LED lighting (to suit)

Development

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Leasing

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AREA INFORMATION

DRIVE TIMES

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
<th>Drive Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interstate 85</td>
<td>2.4 mi.</td>
<td>6 min.</td>
</tr>
<tr>
<td>Interstate 285</td>
<td>5.5 mi.</td>
<td>11 min.</td>
</tr>
<tr>
<td>FedEx Ground Terminal</td>
<td>3.1 mi.</td>
<td>10 min.</td>
</tr>
<tr>
<td>UPS Distribution Hub</td>
<td>6.7 mi.</td>
<td>13 min.</td>
</tr>
<tr>
<td>Hartsfield-Jackson International Airport</td>
<td>31 mi.</td>
<td>39 min.</td>
</tr>
</tbody>
</table>
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1030 NORCROSS INDUSTRIAL COURT

100,000 SF AVAILABLE

28 Dock Doors

Truck Court

EXISTING FIRST FLOOR OFFICE

EXISTING SECOND FLOOR OFFICE
(Not included in Overall Building SF)

1030 NORCROSS INDUSTRIAL COURT | NORCROSS, GEORGIA 30071
CONTACT

DEVELOPMENT

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