

# 10,274 SF

Industrial Space For Lease



## Prologis Sugarloaf Distribution Center



2775 Premiere Parkway, Suite 360  
Duluth, GA 30097 USA

### LOCATION

- Conveniently located to:
  - Sugarloaf Parkway: 0.4 miles
  - I-85: 1.6 miles
  - Hartsfield-Jackson Atlanta International Airport: 38 miles

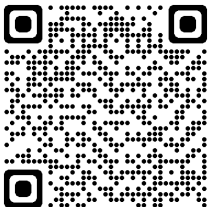
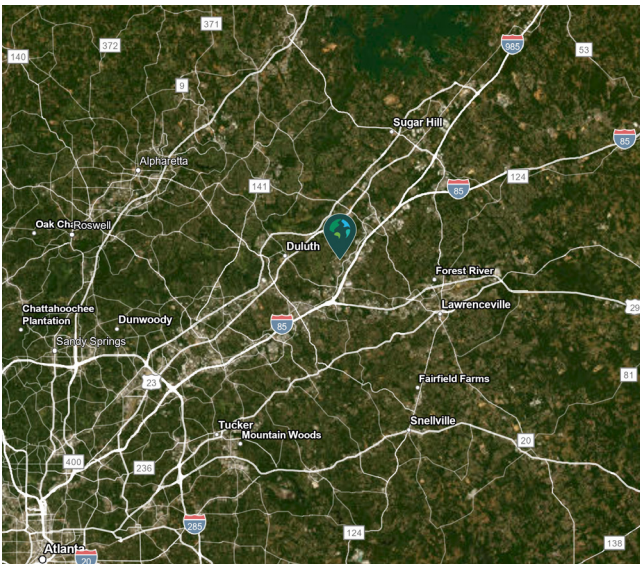
### FACILITY

- 79,233 SF building
- 10,274 SF available
  - 3,750 SF office
- Two (2) dock high doors
- One (1) drive in door
- 27' minimum clear height
- Rear load configuration
- 39'10"W x 38'10"D column spacing
- Twenty-three (23) auto parking spaces
- Power: 277/480V, 400A

### ADVANTAGES AND AMENITIES

- Prologis Clear Lease® - Know your lease expenses and capital costs with greater certainty before you sign

**Your single-source service for efficient move-in and operations: [prologisessentials.com](http://prologisessentials.com)**



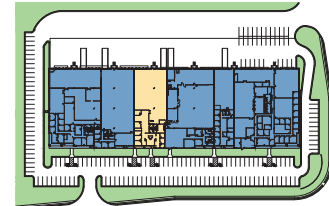
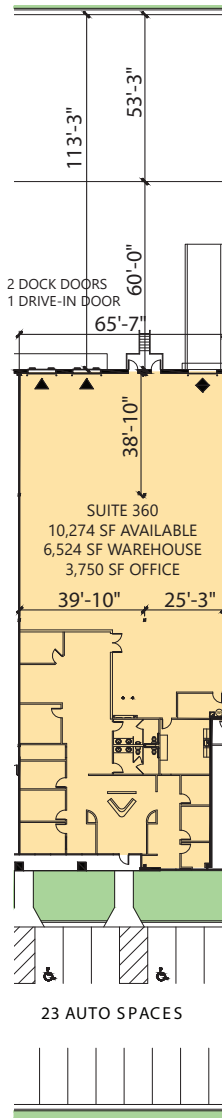
Scan the QR code for more info!

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### Prologis Sugarloaf Distribution Center



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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