

# FOR SUBLEASE

Class B industrial warehouse with excellent accessibility to Hwy 54 / I-75 . Front loading configuration designed to accommodate both light and heavy industrial usage.

Rental Rate  
**Negotiable**

Occupancy  
**Immediate**

Lease Term Thru  
**06/30/2027**



**IMMEDIATE AVAILABILITY**

**91,957 SF**

**Southlake Distribution Center**

**7135 Southlake Parkway  
Morrow, GA 30260**

**NEWMARK**

*For more information:*

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3455 Peachtree Rd NE, Suite 1800 nmrk.com  
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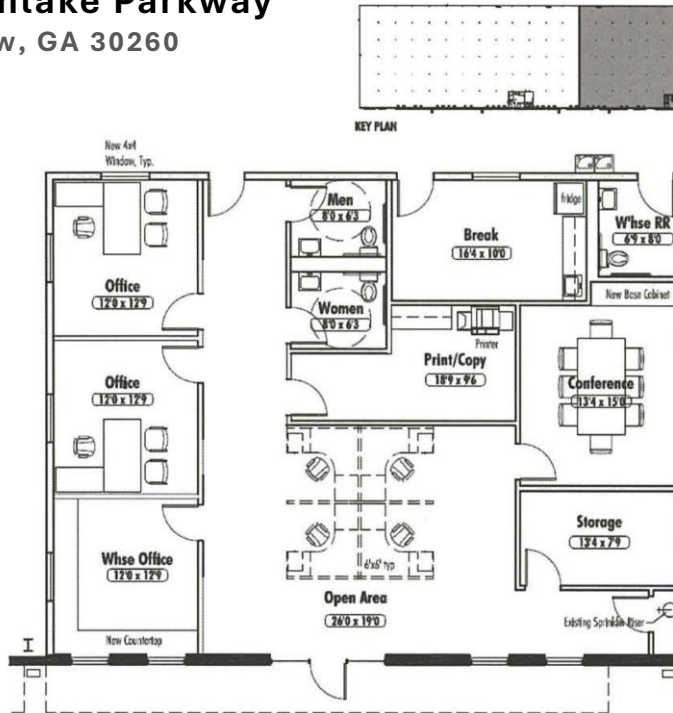
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- End cap space
- Campus setting
- LED lighting
- Quick access to I-75
- Racking included
- Warehouse skylights



2,140  
Office Space



50'w X 50'd  
Column Space



11  
Dock-High Doors



1  
Drive-In Door  
(12'w x 14'd)

- CLEAR HEIGHT: 28'
- SPRINKLER: ESFR System
- RAIL SPOTS: 4 Norfolk Southern Rail Line
- PARKING: Common parking available
- ZONING: HI



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AERIAL & SITE  
PLAN

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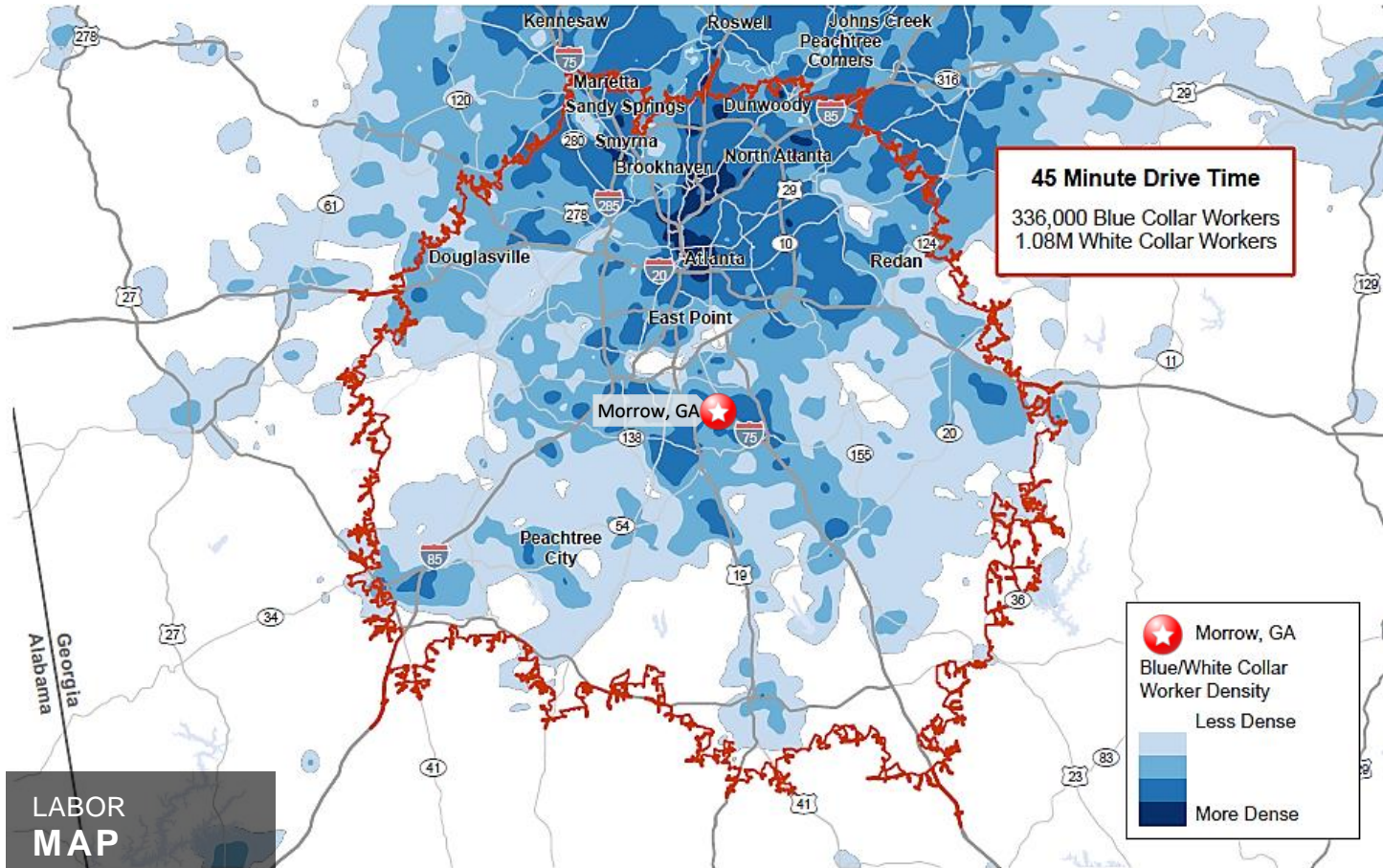
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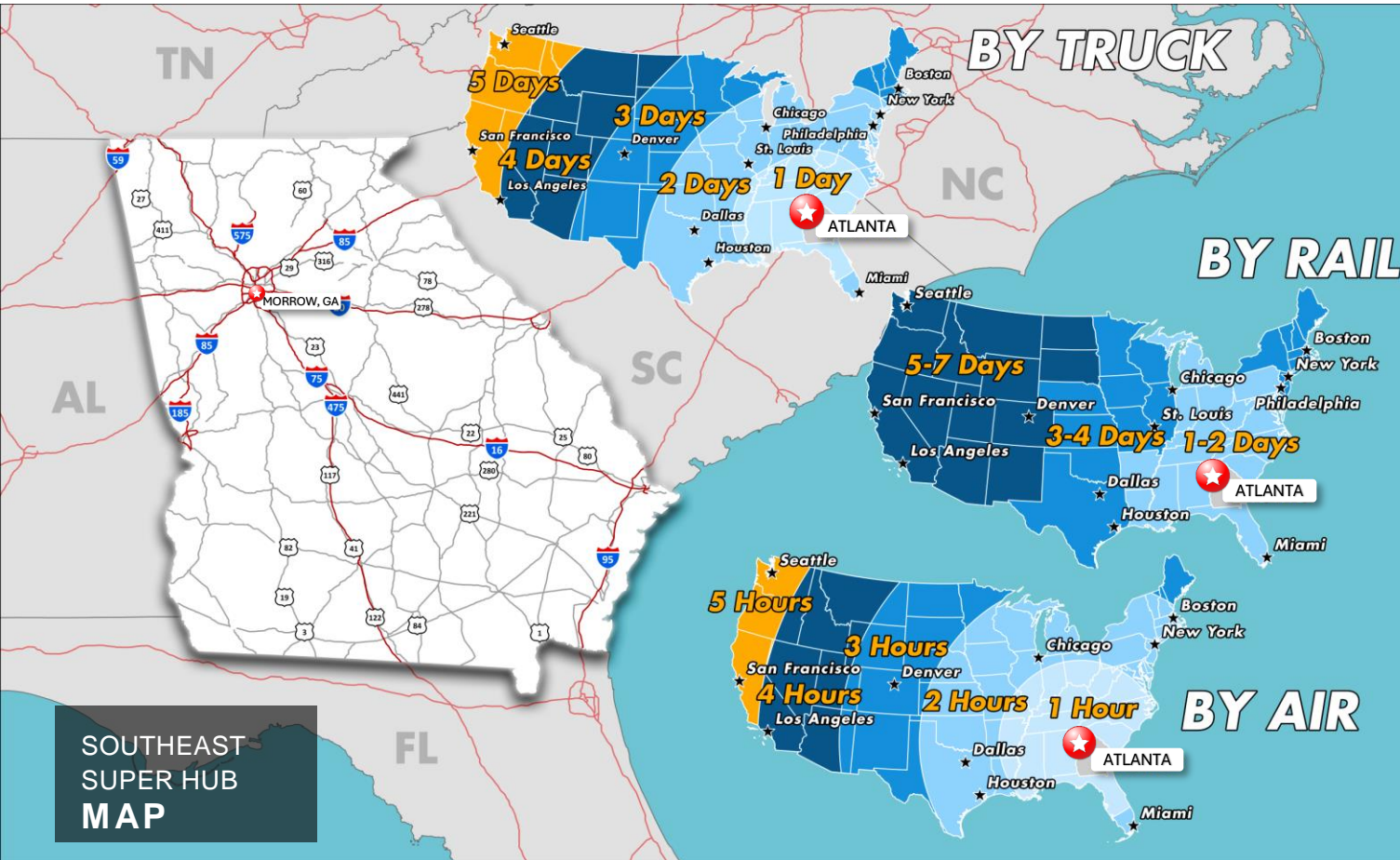
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### Georgia Transportation Infrastructure, Logistics, & Market Access

Georgia has built an unsurpassed logistics and transportation network that enables you to move your products quickly and efficiently. According to the Porter Study, conducted by Michael Porter of Harvard University, Georgia has the fourth largest logistics hub in the U.S. The report states that this ranking is a result of Georgia's outstanding road infrastructure, deepwater port facilities, and Hartsfield-Jackson Atlanta International Airport. The logistics and transportation industries in the state provide an unparalleled infrastructure that not only saves time and money but provides a foundation for competing in an increasingly global marketplace.

Source: Economic & Community Development (ECG)

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