



OAKBROOK

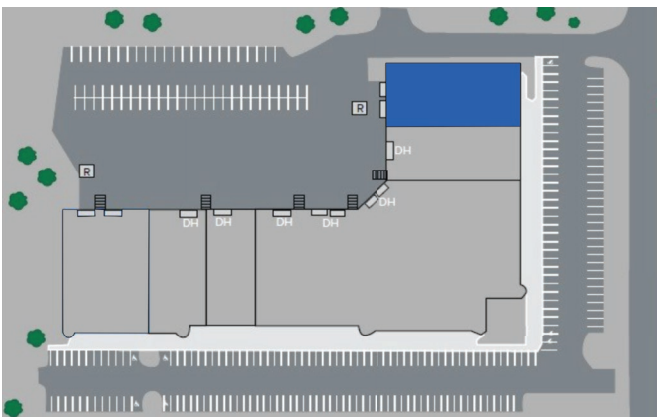
TECH CENTER

1346 OAKBROOK DRIVE | SUITE 170A | NORCROSS, GA 30093

PROPERTY INFORMATION

- 71,728 SF Rear Load Industrial / Flex Building
- 7,750 SF End Cap Suite Available
 - ±6,600 SF Existing Office
 - ±1,150 SF Warehouse
 - One (9'x10') Dock-High Door
 - One (9'x10') Drive-In Ramped Door
- ±18' Clear Height
- Abundant Parking
- 100% HVAC Warehouse
- 3 Phase, 400Amp Electrical Service
- Proactive Institutional Ownership
- Excellent access to Jimmy Carter Blvd, Peachtree Industrial Blvd, I-85 and I-285
- Ideal Norcross location in close proximity to numerous restaurants, shops, and local amenities
- Available October 1, 2026

KEY PLAN



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Matt Nelsen
404-431-0971
matt@hughes-cre.com

Owned By:



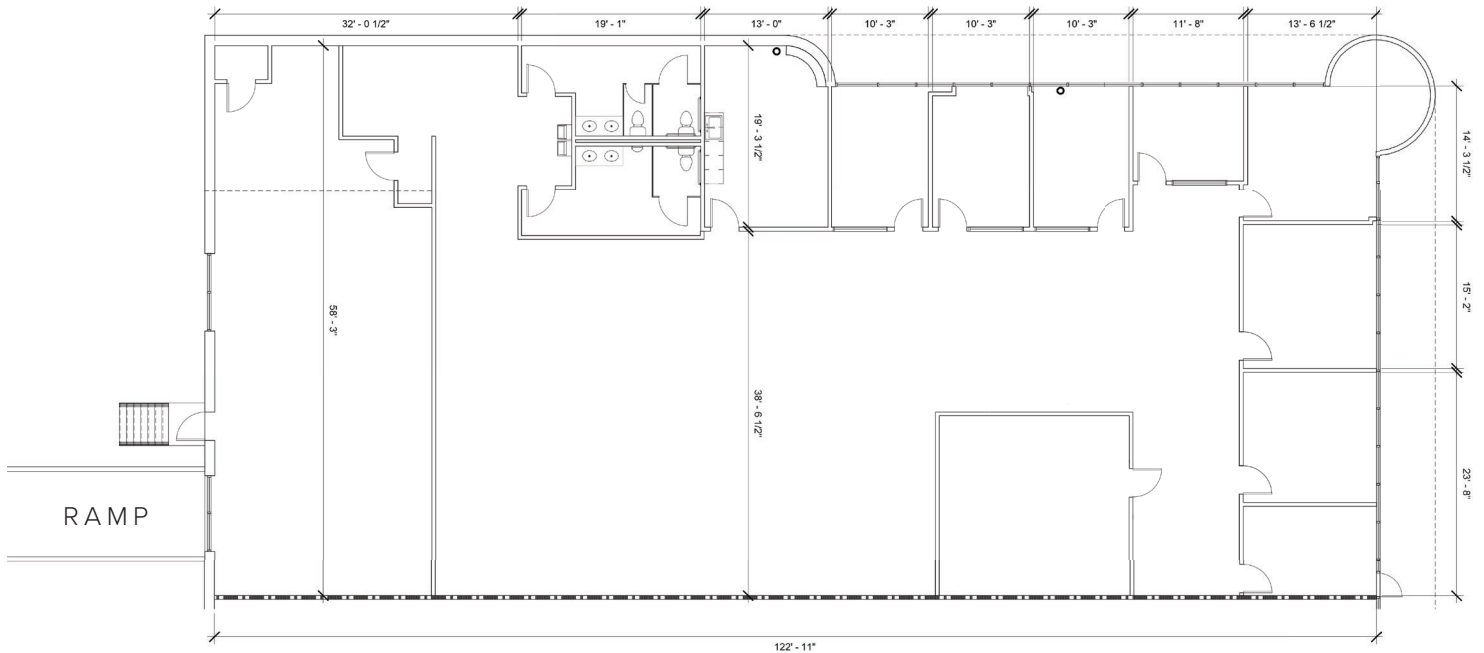


OAKBROOK

TECH CENTER

BUILDING 1346 | SUITE 170A | 7,750 SF

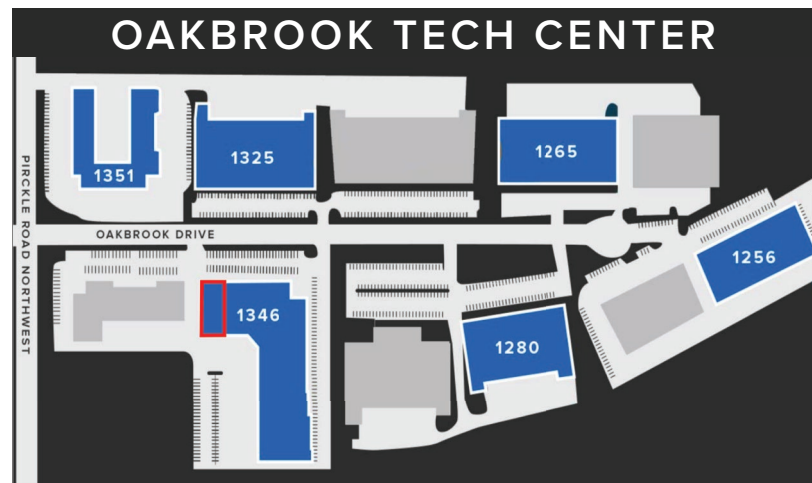
FLOOR PLAN



*Floor Plan Not Drawn to Scale

SUITE INFORMATION

- 7,750 SF End Cap Suite
- ±6,600 SF Office
- ±1,150 SF Warehouse
- One (1) Dock-High Door
- One (1) Drive-In Door
- 100% HVAC
- Available 10/1/2026



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Matt Nelsen
404-431-0971
matt@hughes-cre.com

Owned By:



OAKBROOK
TECH CENTER

BUILDING 1346 | SUITE 170A | 7,750 SF

PHOTOS



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Matt Nelsen
404-431-0971
matt@hughes-cre.com

Owned By:

AGELLAN
COMMERCIAL REIT