

± 96,301 SF INDUSTRIAL WAREHOUSE SPACE FOR LEASE

SUITE SIZES: ± 17,820 SF - 96,301

2340 Ronald Reagan Boulevard, Cumming, GA 30041



JORDAN CAMP

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HAYES BREWER

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 **oakley**
REAL ESTATE PARTNERS

RONALD REAGAN LOGISTICS CENTER

TWO-SPEC OFFICE PODS ± 2,376 SF Each

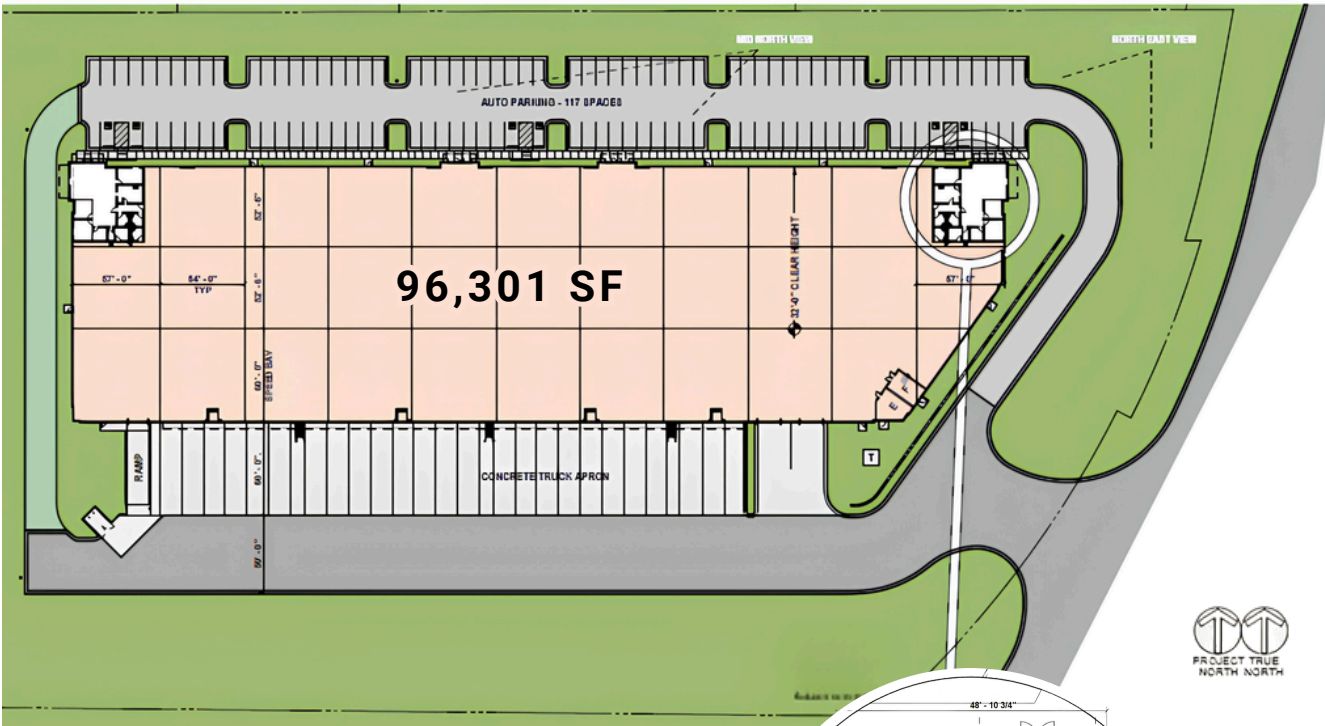
CLEAR HEIGHT 32'-0"

BUILDING SIZE 96,301 SF

COLUMN BAY SIZE 54'-0" X 52'-6" Typical
54'-0" X 60'-0" Speed Bay

PARKING 6 - Handicapped Spaces
111 - Regular Spaces

POWER 2000 Amps | 277/480V
3 - Phase | 4 - Wire Service



BUILDING DEPTH 165'

TRUCK COURT DEPTH 110'

SPRINKLER ESRF

AVAILABILITY 17,820 SF - 96,301 SF

REAR LOAD CONFIGURATION

Dock-High	25 - 9' X 10'
Oversize Drive-In (East End)	2 - 14' X 16'
Oversize Drive-In (West End)	1 - 12' X 14'
Positions w/ Levelers	4

LIGHTING Fully Lit LED

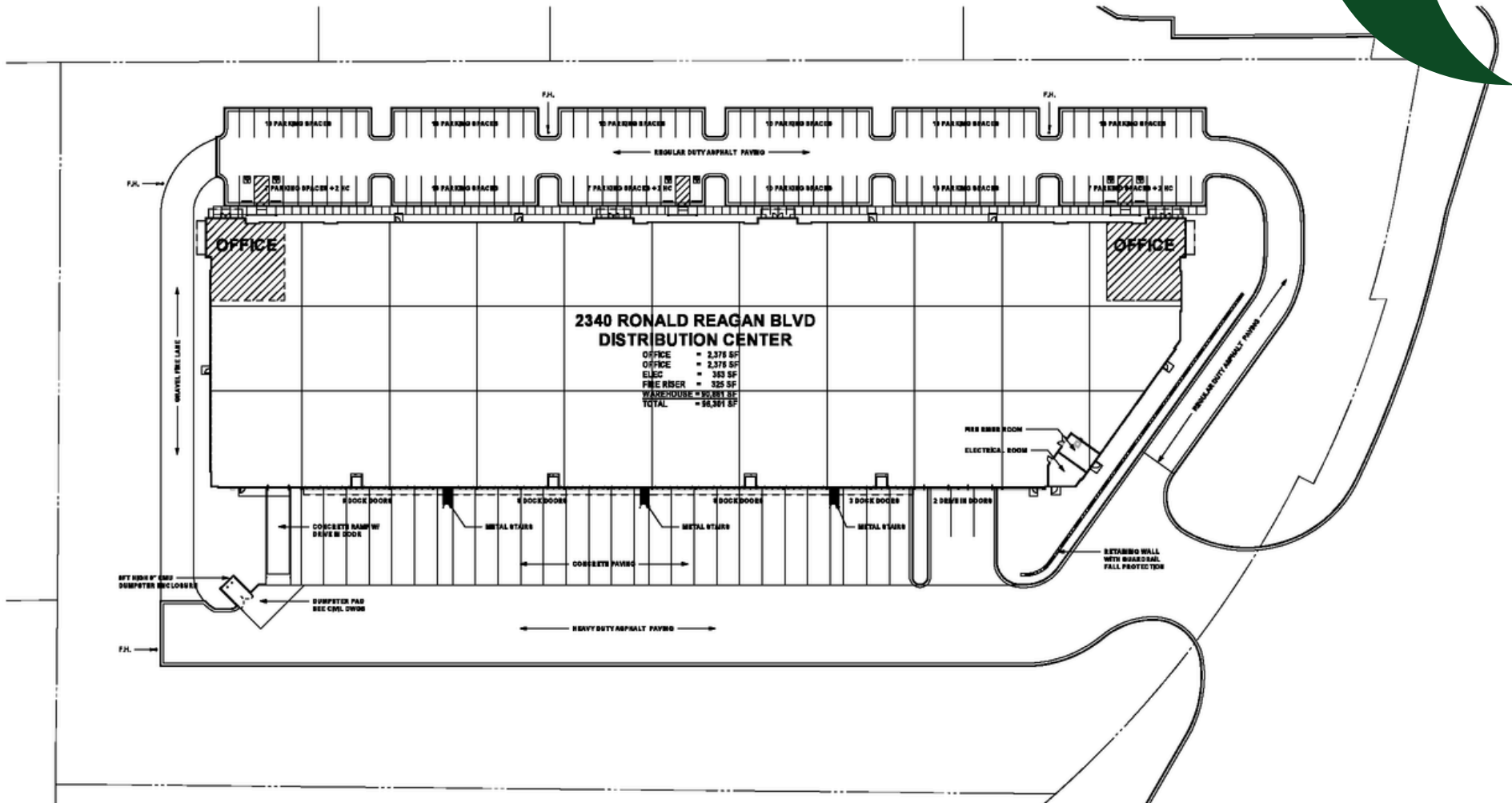
ROOF 60 Mil TPO
20-Year Transferable Warranty



BUILDING LAYOUT

2340 Ronald Reagan Boulevard, Cumming

± 96,301 TOTAL BUILDING SF



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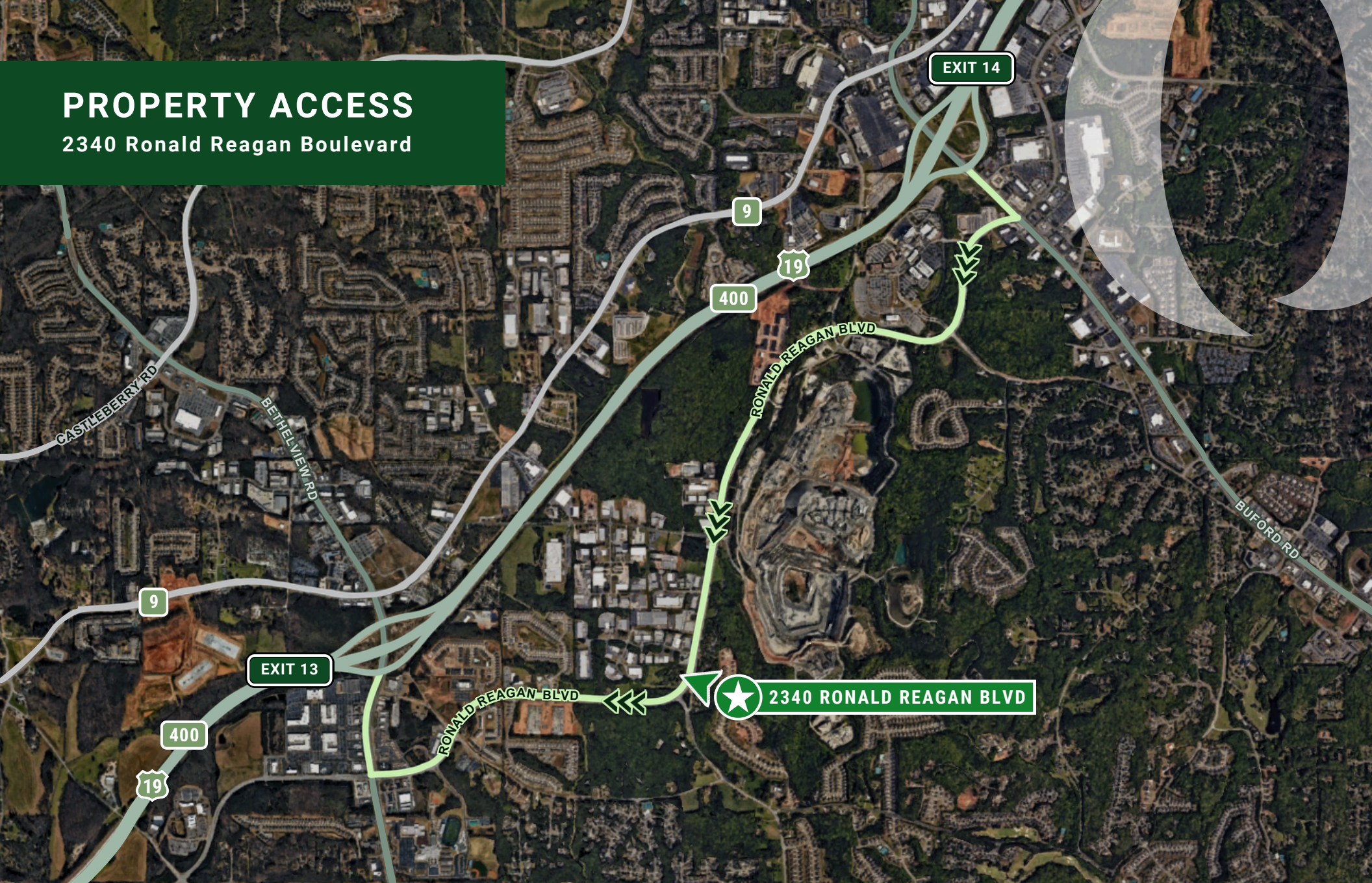
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PROPERTY ACCESS

2340 Ronald Reagan Boulevard

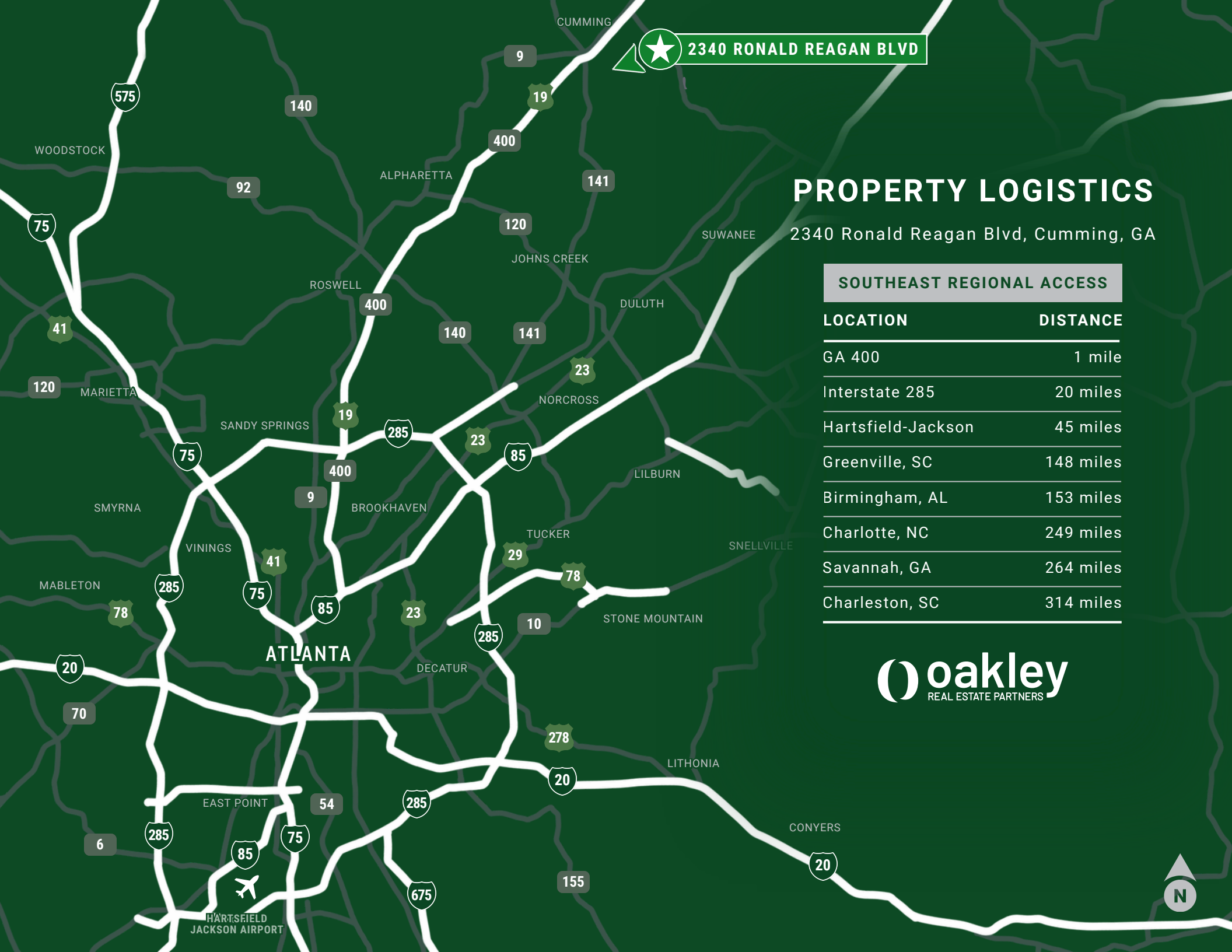


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★ 2340 RONALD REAGAN BLVD

PROPERTY LOGISTICS

2340 Ronald Reagan Blvd, Cumming, GA

SOUTHEAST REGIONAL ACCESS

LOCATION	DISTANCE
GA 400	1 mile
Interstate 285	20 miles
Hartsfield-Jackson	45 miles
Greenville, SC	148 miles
Birmingham, AL	153 miles
Charlotte, NC	249 miles
Savannah, GA	264 miles
Charleston, SC	314 miles



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