

4344 SHACKLEFORD ROAD

NORCROSS, GEORGIA 30093



PROPERTY OVERVIEW

4344 Shackleford Road, Norcross, GA, offers between 26,462 - 52,924 square feet of industrial space. This property features 7,418 square feet of office space and 41,634 square feet of warehouse space with a 20-foot clear height. The building includes nine (9) dock-high doors, one (1) oversized drive-in door, a 95-foot truck court, and a wet sprinkler system. Situated in an L1-Light Industrial zone, this property provides a prime location for a variety of industrial and logistics businesses.

Potential Users


This property is well-suited for a variety of industrial uses, including distribution centers, light manufacturing operations, warehousing and storage facilities, and third-party (3PL) providers serving the Atlanta market.

Location & Accessibility

This property boasts excellent highway access with convenient proximity to I-85, I-285, and GA-400, providing seamless connectivity throughout the metro Atlanta area. Its location within a reasonable distance of Hartsfield-Jackson Atlanta International Airport facilitated the efficient movement of goods. Furthermore, the property benefits from access to a skilled and readily available workforce in the Norcross area.

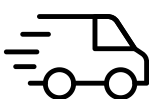



PROPERTY OVERVIEW


52,924
TOTAL SF


3.56
ACRE LOT


NINE (9)
DOCK HIGH DOORS

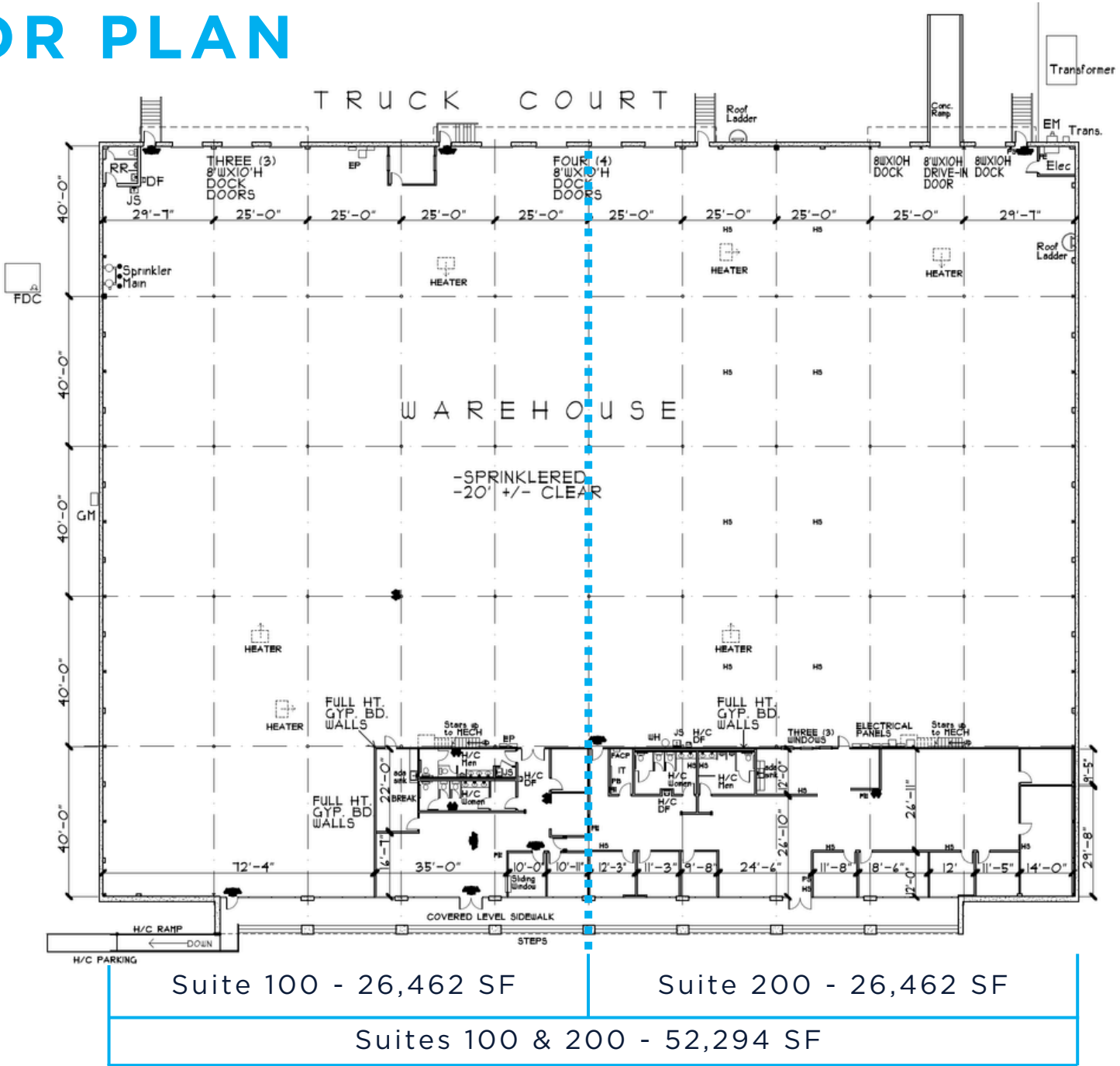

ONE (1)
OVERSIZED DRIVE-IN DOOR


20'
CLEAR HEIGHT


95'
TRUCK COURT


L1-LIGHT
ZONING

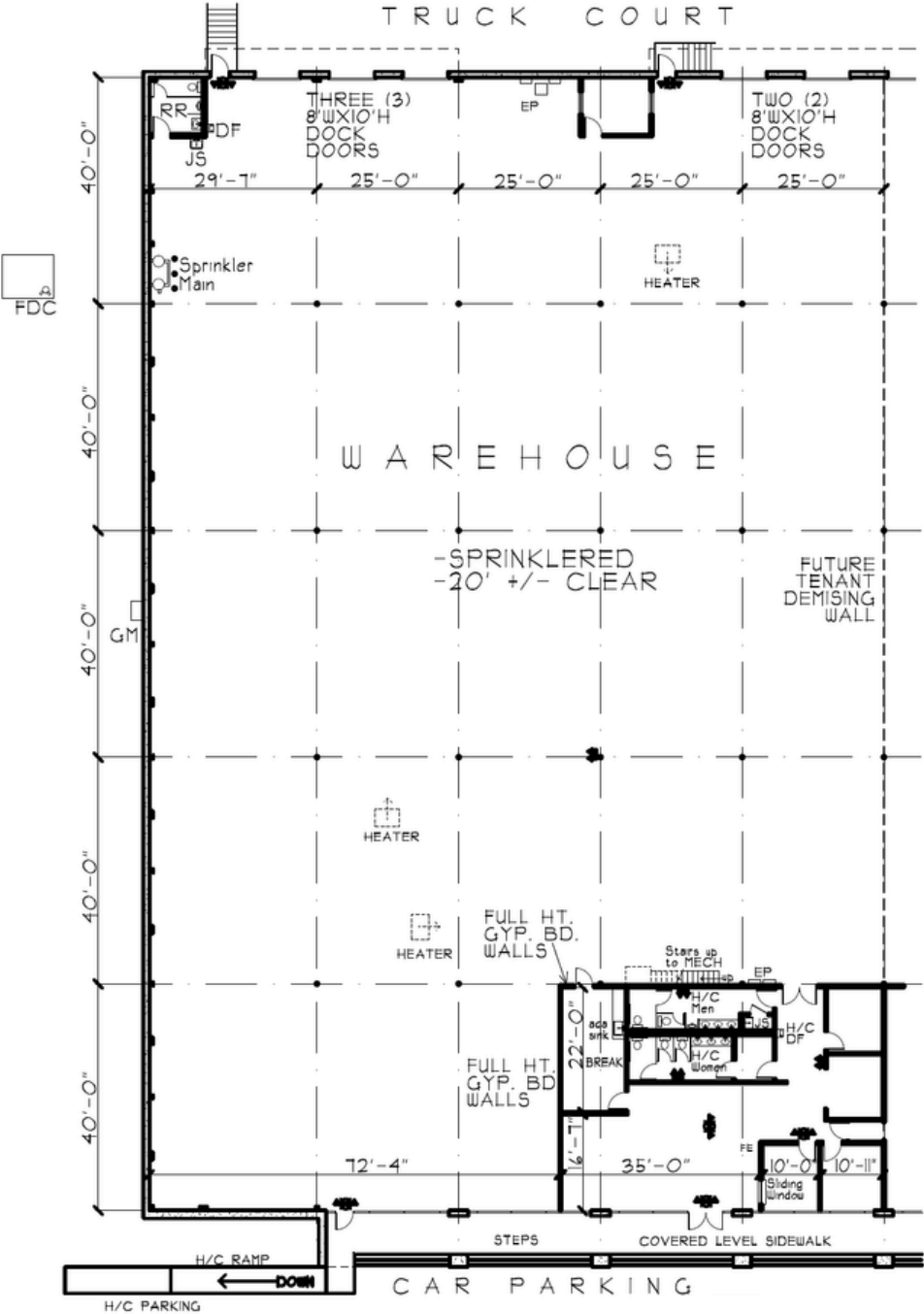
FLOOR PLAN



FLOOR PLAN

SUITE 100

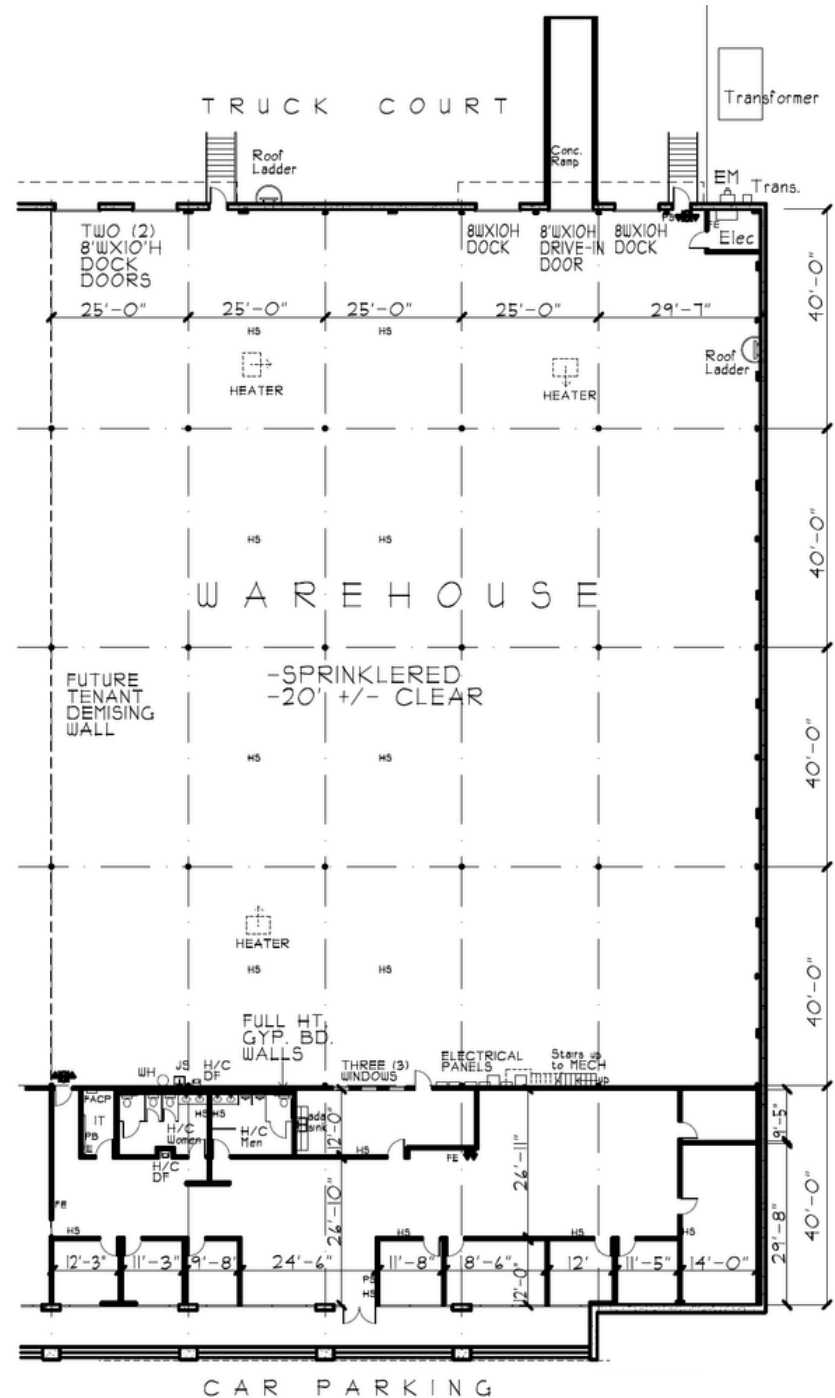
Total Size	26,462 SF
Office	2,270 SF
Warehouse	24,192 SF
Clear Height	20'
Loading	Five (5) Dock High Doors



FLOOR PLAN

SUITE 200

Total Size	26,462 SF
Office	5,148 SF
Warehouse	21,314 SF
Clear Height	20'
Loading	Four (4) Dock High Doors One (1) Drive-In Door



PREMIER LOCATION

I-85:

Located just 2 miles from the property, northbound on I-85 connects you to Greenville, South Carolina, Charlotte, North Carolina and beyond, while southbound leads to Atlanta and points south, including Montgomery, Alabama and ultimately, Mobile, Alabama.

I-285:

Situated 8 miles away, this premier highway encircles the Atlanta metropolitan area, connecting to all other major interstates serving the city.

I-75:

18 miles from the property, offering access to Chattanooga, Tennessee, to the north and Macon, Georgia, and Florida to the south.

I-20:

Located 20 miles away, providing connections to Birmingham, Alabama, to the west and Augusta, Georgia, and Columbia, South Carolina, to the east.

Hartsfield-Jackson Atlanta International Airport:

Situated 32 miles away, providing convenient access to domestic and international destinations worldwide.





4344 SHACKLEFORD ROAD
NORCROSS, GA 30093

PROPERTY HIGHLIGHTS

Total Size:	26,462 - 52,924 SF
Office:	7,418 SF
Warehouse:	45,506 SF
Loading:	Nine (9) Dock High Doors One (1) Oversized Drive-In Door
Clear Height:	20'
Fire Sprinkler:	Wet System
Available:	Immediately
Access:	+/- 2 miles from I-85 +/- 8 miles from I-285 +/- 18 miles from I-75 +/- 20 miles from I-20 +/- 32 miles from Atlanta Airport

CONTACT INFORMATION

RYAN BLACKBURN

Office: (404) 974 - 2716
Cell: (404) 821 - 7715
rblackburn@apexindustrialre.com

TREY WEGHORST

Office: (770) 264 - 9420
Cell: (404) 276 - 9314
tweghorst@apexindustrialre.com

MORGAN MCMENAMY

Office: (404) 806 - 6631
Cell: (404) 771 - 1199
mmcmenamya@apexindustrialre.com

