

# ± 65,135 SF INDUSTRIAL WAREHOUSE SPACE FOR LEASE

3905 Steve Reynolds Boulevard, Norcross, GA 30093



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# OVERVIEW

## 3905 Steve Reynolds Boulevard, Norcross, GA

Located in Norcross with immediate access to I-85, 3905 Steve Reynolds Boulevard combines excellent visibility with direct connectivity to Atlanta's major distribution corridors. The property offers multiple dock-high and drive in doors, 24' clear height, and 47 surface parking spaces, providing flexibility for warehouse, distribution, or light industrial users. Strong transportation links and proximity to workforce and customers further position the building for efficient operations and long-term growth

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TOTAL BUILDING SF	± 65,135 SF
AVAILABLE BUILDING SF	± 23,505 - 65,135 SF
ACCESS	1 mile from I-85
LOADING	13 Dock-High 4 Drive-In
CLEAR HEIGHT	24'
PARKING SPACES	47 Standard Spaces
ZONING	M1
POWER	400A   208V   3-Phase

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STEVE REYNOLDS BLVD

## PROPERTY LOGISTICS

3905 Steve Reynolds Boulevard

### SOUTHEAST REGIONAL ACCESS

LOCATION	DISTANCE
Interstate 85	1 mile
Interstate 285	9 miles
Hartsfield-Jackson	30 miles
Greenville, SC	124 miles
Birmingham, AL	170 miles
Charlotte, NC	224 miles
Savannah, GA	266 miles
Charleston, SC	329 miles



# SUITE LAYOUT

3905 Steve  
Reynolds Boulevard

3 SUITES TOTAL  
± 65,135 TOTAL BUILDING SF

**CLEAR HEIGHT**  
24'

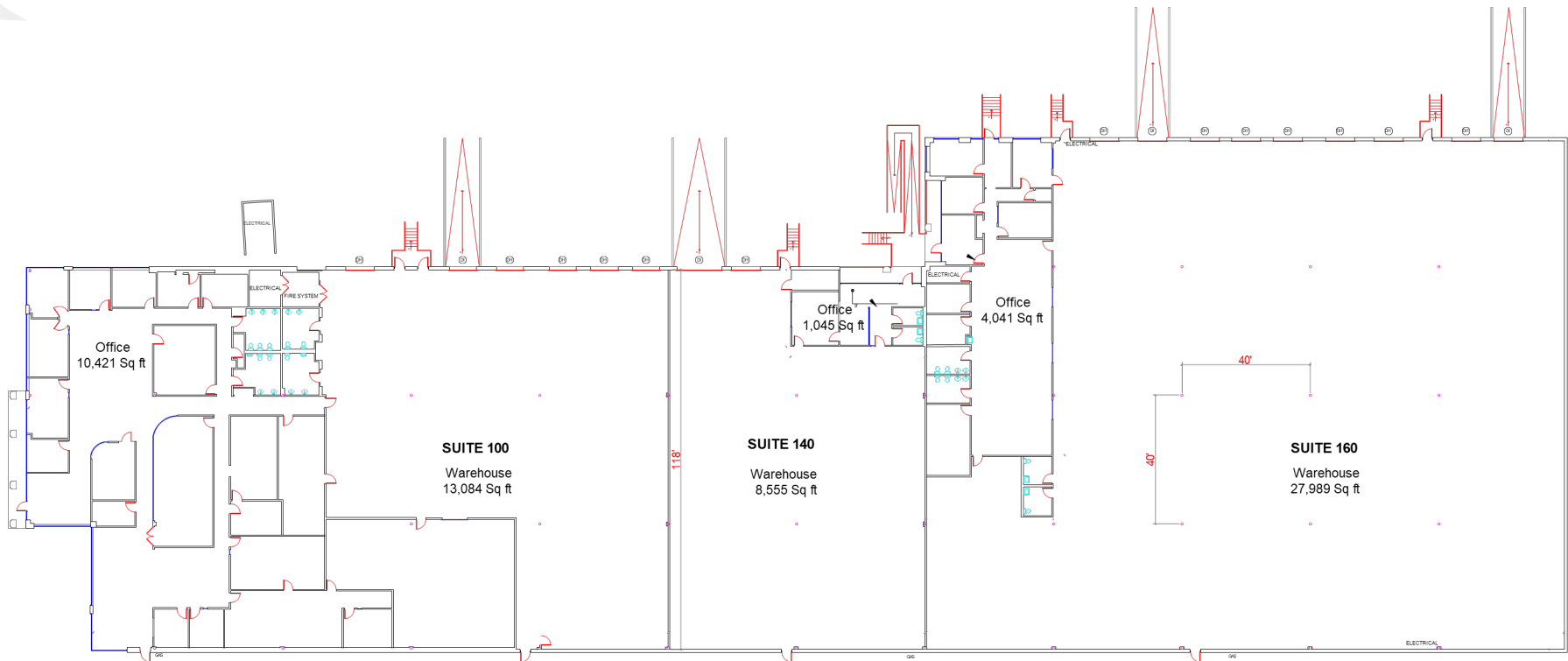
**POWER**  
400A | 280V  
3-Phase

**LOADING**  
13 Dock Highs  
4 Drive-In Bays

**TRUCK COURT**  
120'

**WAREHOUSE SF**  
± 49,628

**OFFICE SF**  
± 15,507



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# SUITE LAYOUT

3905 Steve Reynolds Boulevard | Suite 100

± 23,505 TOTAL AVAILABLE SF

WAREHOUSE ± 13,084 SF OFFICE ± 10,421 SF

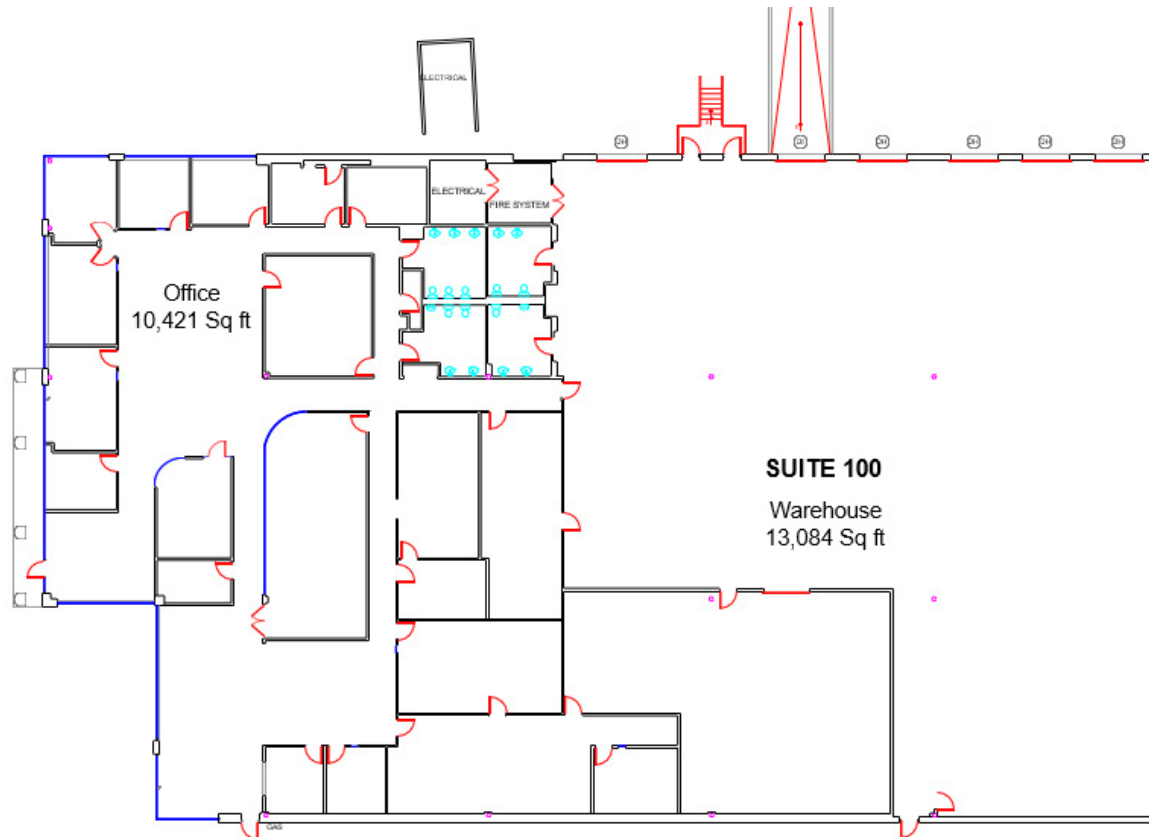
**BUILDING SIZE**  
± 65,135 SF

**POWER**  
400A | 280V  
3-Phase

**LOADING**  
5 Dock Highs  
1 Drive-In Bays

**TRUCK COURT**  
120'

**CLEAR HEIGHT**  
24'



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# SUITE LAYOUT

3905 Steve Reynolds Boulevard | Suite 140 - 160

± 41,630 TOTAL AVAILABLE SF

WAREHOUSE ± 36,544 SF

OFFICE ± 5,086 SF

**BUILDING SIZE**  
± 65,135 SF

**POWER**  
400A | 280V  
3-Phase

**LOADING**  
3 Drive-In Bays  
(1 Oversized)  
8 Dock Highs

**TRUCK COURT**  
120'

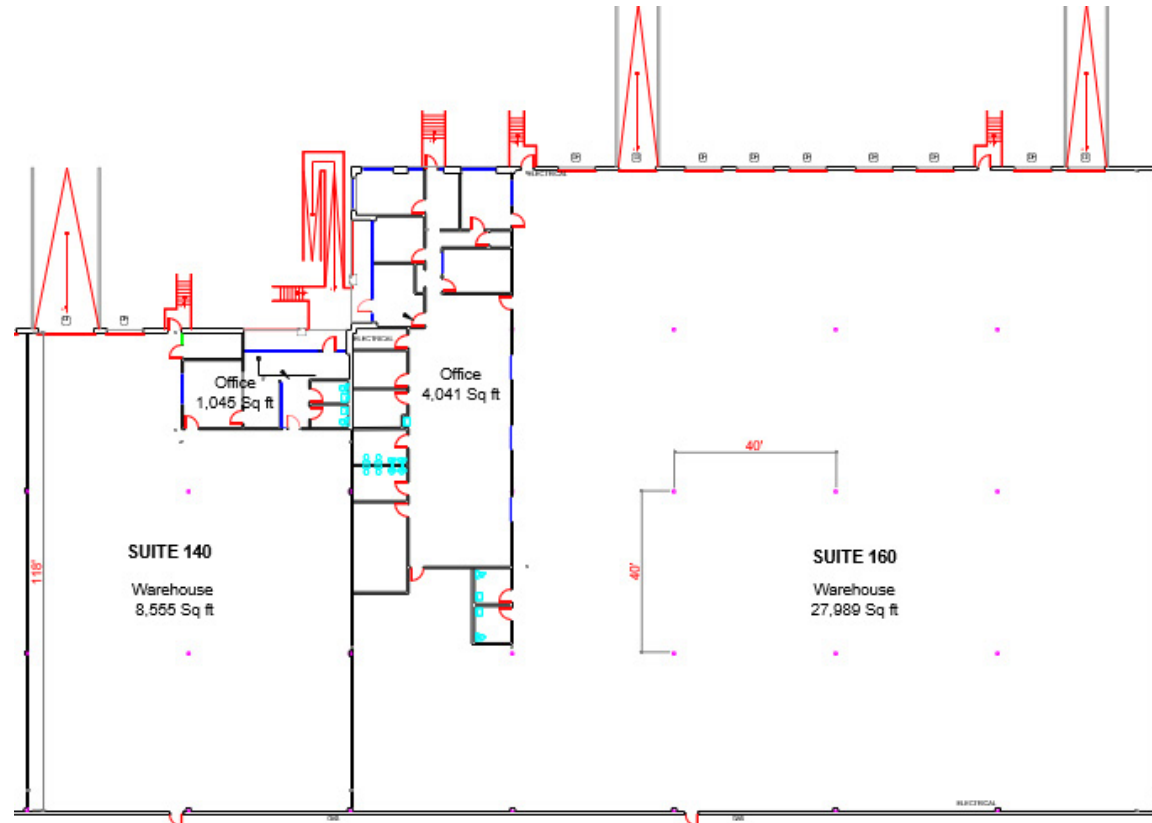
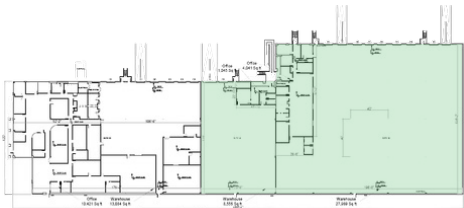
**CLEAR HEIGHT**  
24'

## SUITE 140

OFFICE ± 1,045 SF  
WAREHOUSE ± 8,555 SF  
TOTAL ± 9,600 SF

## SUITE 160

OFFICE ± 4,041 SF  
WAREHOUSE ± 27,989 SF  
TOTAL ± 32,030



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