

FOR LEASE

Immediate Availability | 10,100 SF Available For Lease

5425 Peachtree Industrial Blvd., Suite D, Norcross (Peachtree Corners), Georgia

BELOW MARKET SUBLEASE
REMAINING SUBLEASE TERM 09/30/2029



1,434 SF
Office



22'
Clear Height



Rear-Loading
Configuration



Below-market
Economics



Access to I-285,
I-85, and GA-141

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Site Plan



WAREHOUSE-TO-OFFICE RATIO
Efficient

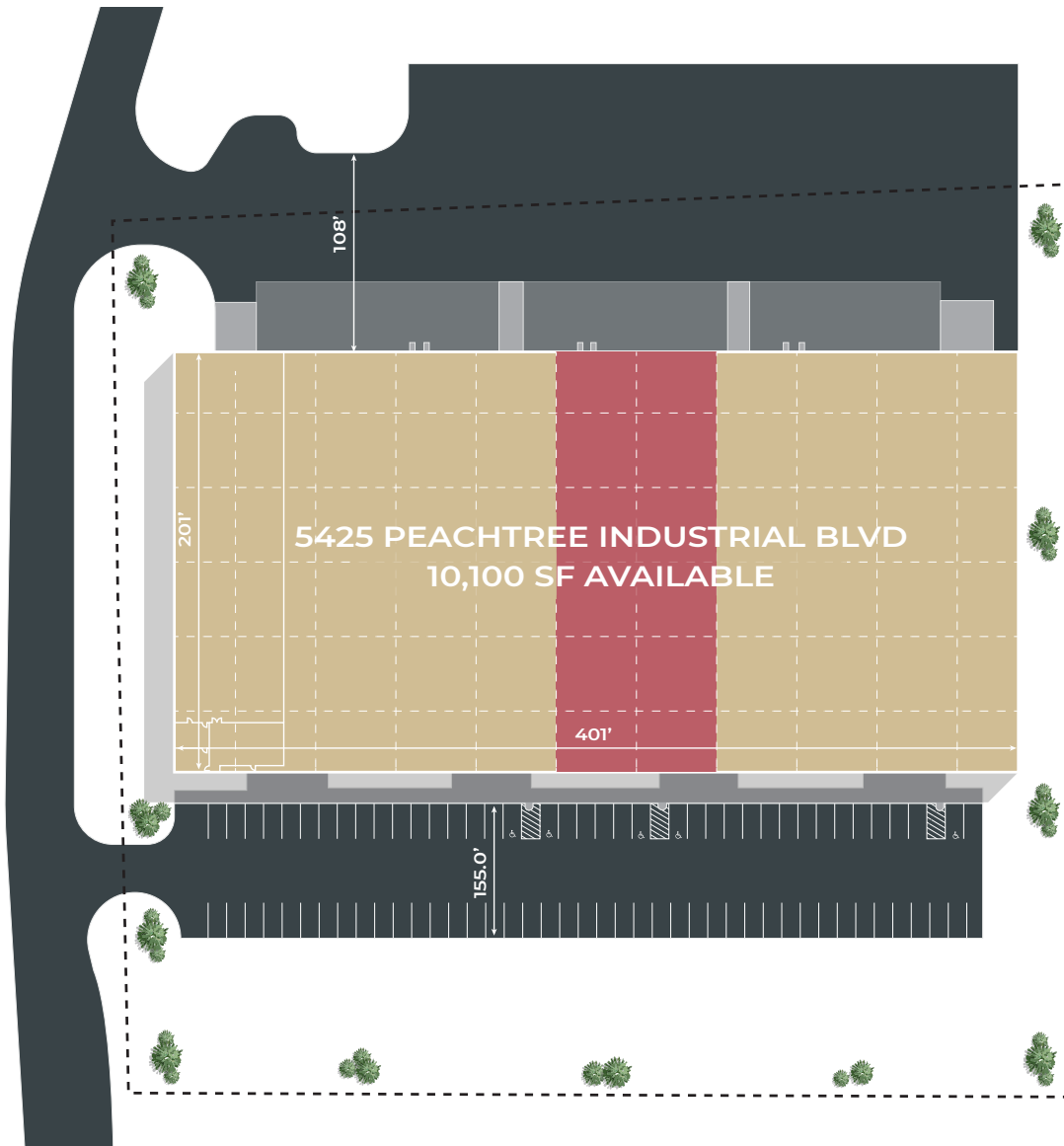
REAR-LOAD CONFIGURATION
Functional

DISTRIBUTION AND LIGHT
Flexible

EXISTING RACKING
Available

PLUG-AND-PLAY OPPORTUNITY
Flexible

STRONG ACCESSIBILITY
Throughout Gwinnett County



10,100 SF
Available Space

1,434 SF
Office Area

8,666 SF
Warehouse Area

22'
Clear Height

40' X 50'
Bay Spacing

2 DOCK-HIGH DOORS
(8' X 10')
Loading

81,102 SF
Building Size

201'
Building Depth

SPRINKLER SYSTEM
Wet

ATLANTA, GEORGIA

Property Photos



Regional Map



Located within one of Metro Atlanta's most established industrial submarkets, the property provides efficient access to Atlanta's interstate network, labor force, and regional consumer base.

LOCATION ADVANTAGES

- » Direct access to Peachtree Industrial Boulevard
- » Minutes from I-285 and I-85
- » Access to Metro Atlanta's workforce and transportation network
- » Strategic position within Gwinnett County

TRANSPORTATION DISTANCES

- » Hartsfield-Jackson Atlanta International Airport – 31 mi
- » DeKalb-Peachtree Airport (PDK) – 8 mi
- » Gwinnett County Airport (LZU) – 18 mi

Airport proximity based on publicly available location data.

INTERMODAL / RAIL

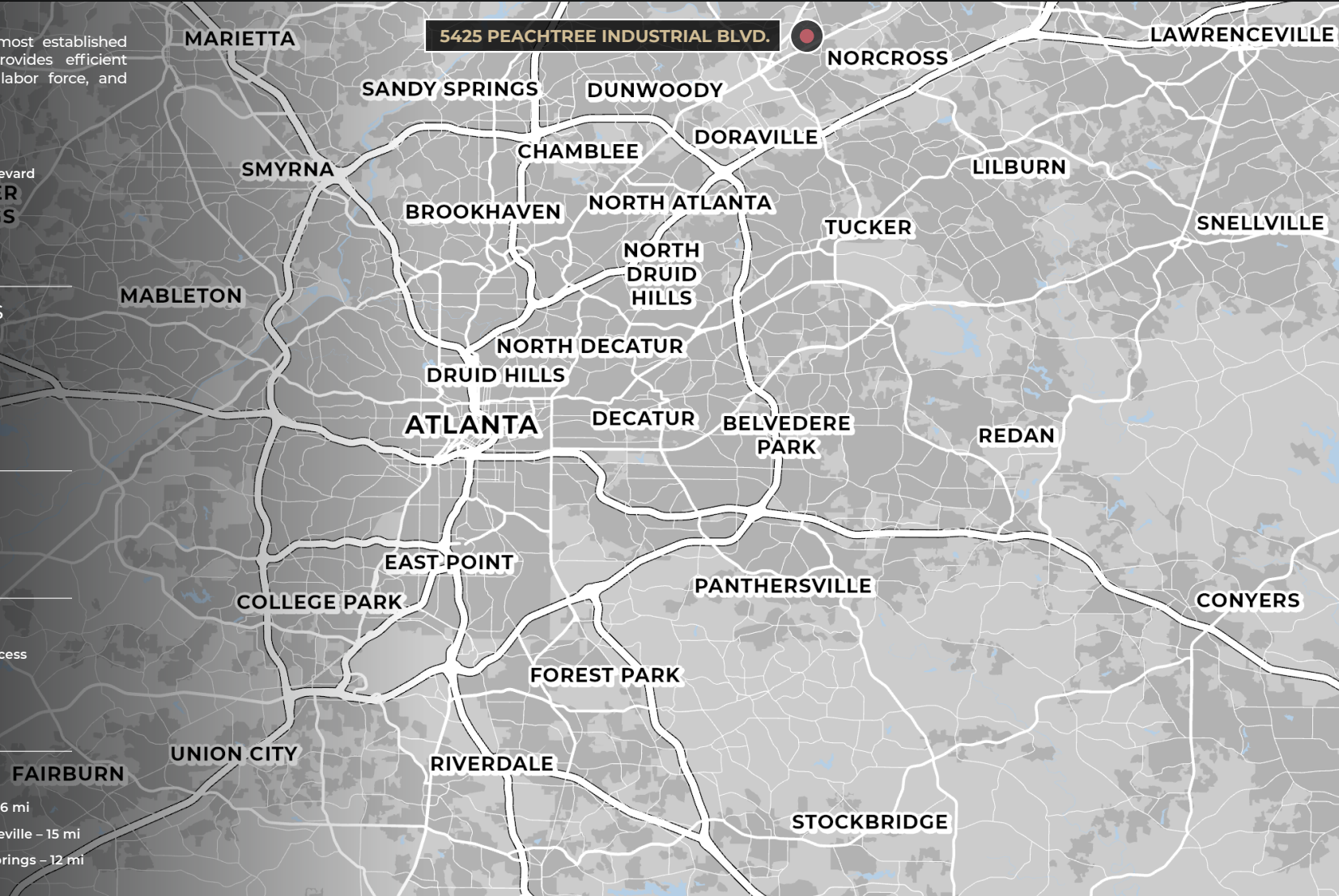
- » CSX Fairburn Intermodal Terminal – 42 mi
- » Norfolk Southern Inman Yard – 20 mi
- » Norfolk Southern Austell Terminal – 32 mi

MAJOR HIGHWAYS

- » Peachtree Industrial Blvd. – Immediate Access
- » I-285 – 5 mi
- » I-85 – 7 mi
- » GA-141 (Peachtree Pkwy) – 2 mi

MARKET ACCESS

- » Downtown Atlanta – 22 mi
- » Duluth – 6 mi
- » Buckhead – 15 mi
- » Lawrenceville – 15 mi
- » Alpharetta – 15 mi
- » Sandy Springs – 12 mi



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