

INDUSTRIAL • COLD STORAGE • FREEZER

450

Horizon Drive

Suwanee, Georgia 30024

±30,728

TOTAL SF

±8,000

COLD + FREEZER

16

DOCK DOORS

28'

CLEAR HEIGHT



FOR LEASE

Premier Industrial Asset in Gwinnett County



BUILDING EXTERIOR — DOCK SIDE

A Rare Configuration

450 Horizon Drive is a $\pm 30,728$ SF mixed-use industrial facility uniquely combining dry warehouse with substantial cold storage and freezer capacity. The $\pm 8,000$ SF of climate-controlled space is rarely available at this building footprint in metro Atlanta — making the property especially well-suited to cold-chain logistics, food distribution, and specialty fulfillment operators.

INVESTMENT HIGHLIGHTS

- ✓ Built 2002 with modern envelope & systems
- ✓ 28' clear height supports racked storage
- ✓ 16 dock-high + 1 drive-in door
- ✓ ± 3.4 -acre site with ample truck flow

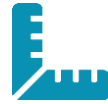
Technical Profile & Configuration



TOTAL BUILDING

±30,728

SF



LOT SIZE

±3.4

Acres



DRY STORAGE

±22,000

SF



OFFICE

±2,800

SF



COLD STORAGE

±3,000

SF



FREEZER

±5,000

SF



DOCK-HIGH DOORS

16

Units



DRIVE-IN DOORS

1

Unit

BUILDING HEIGHT

28'

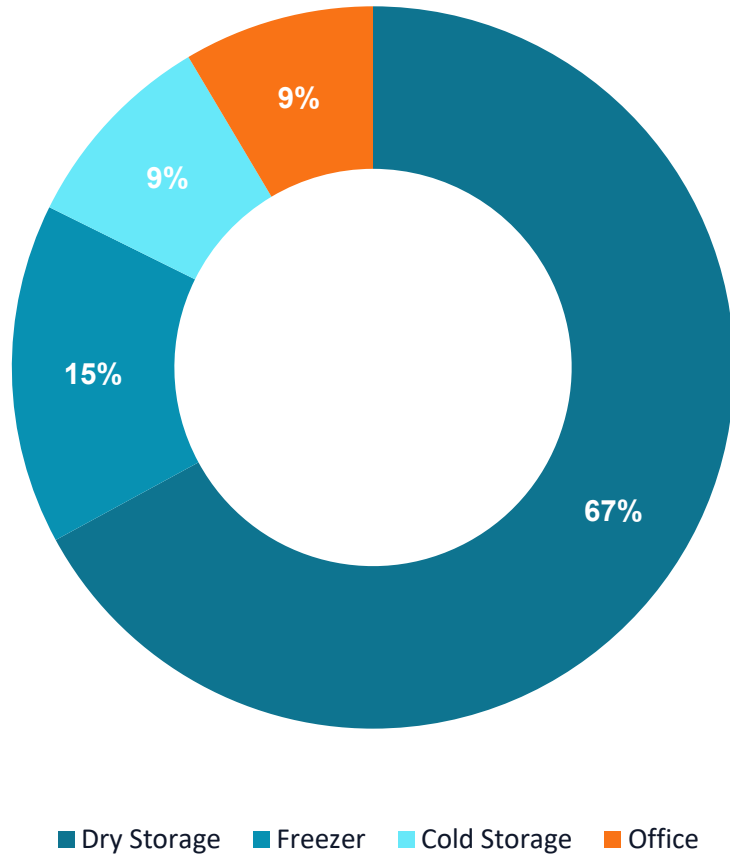
YEAR BUILT

2002

PARCEL ID

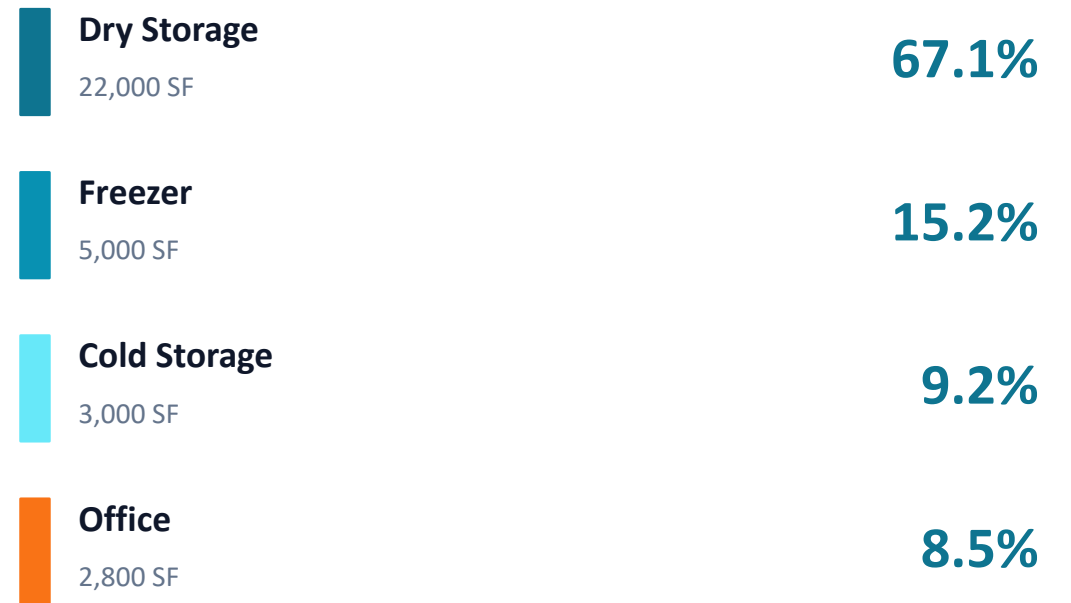
R7150 189

How the ±30,728 SF Is Allocated



AREA BREAKDOWN

Per square foot allocation



Note: Allocations approximate. Sum of zones (~32,800 SF) differs slightly from total building (±30,728 SF) due to walls, mechanical, and common areas. Combined ±8,000 SF climate-controlled space supports cold-chain and food-distribution operations.

Built for High-Throughput Operations



DOCK-HIGH DOOR ROW — 16 DOORS TOTAL

Throughput Configuration

Built for distribution velocity

 16

Dock-High Doors

 1

Drive-In Door

 28'

Clear Height

 ±3.4

Acres of Site

±2,800 SF Office + Break Areas



OFFICE — CARPETED WITH NATURAL LIGHT



BREAK ROOM



OPEN COMMON AREA

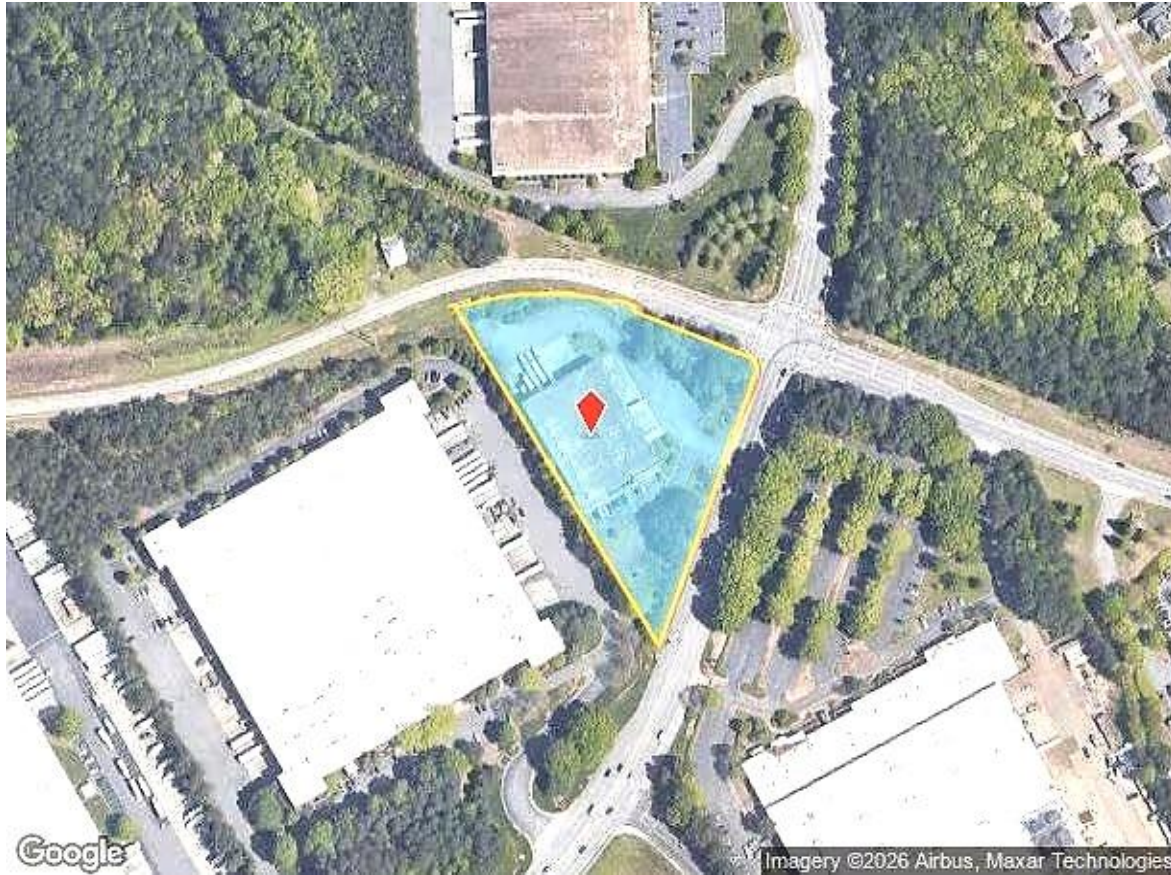
Turnkey Front Office

The ±2,800 SF office area provides finished, move-in ready space for administrative operations, dispatch, and back-office staff. Carpeted offices with floor-to-ceiling windows offer abundant natural light, and the property includes break room facilities, restrooms, and drop-ceiling acoustic tile throughout.

OFFICE FEATURES

- ✓ Carpeted office space
- ✓ Drop-ceiling acoustic tile
- ✓ Restroom facilities
- ✓ Floor-to-ceiling windows
- ✓ Dedicated break room
- ✓ Office and warehouse separated

Metro Atlanta's NE Logistics Corridor



AERIAL — ±3.4-ACRE TRIANGULAR SITE

Why Suwanee

Suwanee sits along I-85 in northern Gwinnett County — one of the Southeast's fastest-growing logistics submarkets. The property offers direct access to Atlanta's distribution network while serving the affluent residential corridor of Forsyth and north Gwinnett counties.

DRIVE-TIME REACH

10 min	I-85 Interchange
20 min	GA-400 Corridor
30 min	Buford / Mall of GA
45 min	Hartsfield-Jackson Intl.
35 mi	Downtown Atlanta

Tenant Profiles Best Suited to This Asset



Cold-Chain Logistics

Combined ±8,000 SF freezer + cold storage plus 16 dock doors ideal for temperature-controlled distribution.



Food Distribution

Multi-temperature zones support food-service distributors, specialty grocers, and meal-kit operators.



E-Commerce Fulfillment

28' clear height, 16 dock-high + drive-in doors, and finished office provide a turnkey footprint for DTC fulfillment.



Light Industrial / 3PL

Flexible warehouse layout, modern (2002) construction, and ±3.4-acre site accommodate 3PL operators.



Pharma / Biotech Distribution

Refrigerated and frozen capacity supports cold-chain pharmaceutical and biotech distribution.



Specialty Manufacturing

Modern envelope with mixed-temperature zones suitable for food production, assembly, or light manufacturing.

Economics & Commercial Structure

\$ LEASE RATE

\$14.00

per SF / year + CAM (NNN)

Est. annual base rent:

\$430,192 / year

↑ ANNUAL ESCALATION

4%

compounding annual increase

Applied each anniversary of the lease commencement date.

PROJECTED BASE RENT — 5-YEAR OUTLOOK (4% annual escalation)

Year 1

\$14.00

\$430,192 / yr

Year 2

\$14.56

\$447,400 / yr

Year 3

\$15.14

\$465,296 / yr

Year 4

\$15.75

\$483,907 / yr

Year 5

\$16.38

\$503,264 / yr



EXCLUSIVE LISTING ADVISORS

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450 Horizon Drive · Suwanee, GA 30024 · Parcel R7150 189 · \$14.00 / SF + CAM