

# 7800 THE BLUFFS

**SUITES 100 & 200, AUSTELL, GA 30168**

124,800 sq. ft.  
AVAILABLE

17  
DOCK DOORS

13,718 sq. ft.  
OFFICE AREA

1  
DRIVE-IN DOOR

24'  
CLEAR HEIGHT

40' x 40'  
COLUMN SPACING

## Features

158,360 sq. ft. building with two available suites. 59,535 to 124,643 sq. ft. available.

Efficient operations with 17 dock-high doors and 1 drive-in door.

Recent improvements include a new TPO roof with a 20-year warranty, interior office make-ready, exterior and interior painting, and a newly repaved truck court and employee parking.



WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



### Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



### Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



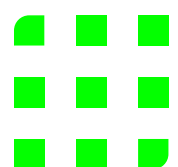
### The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



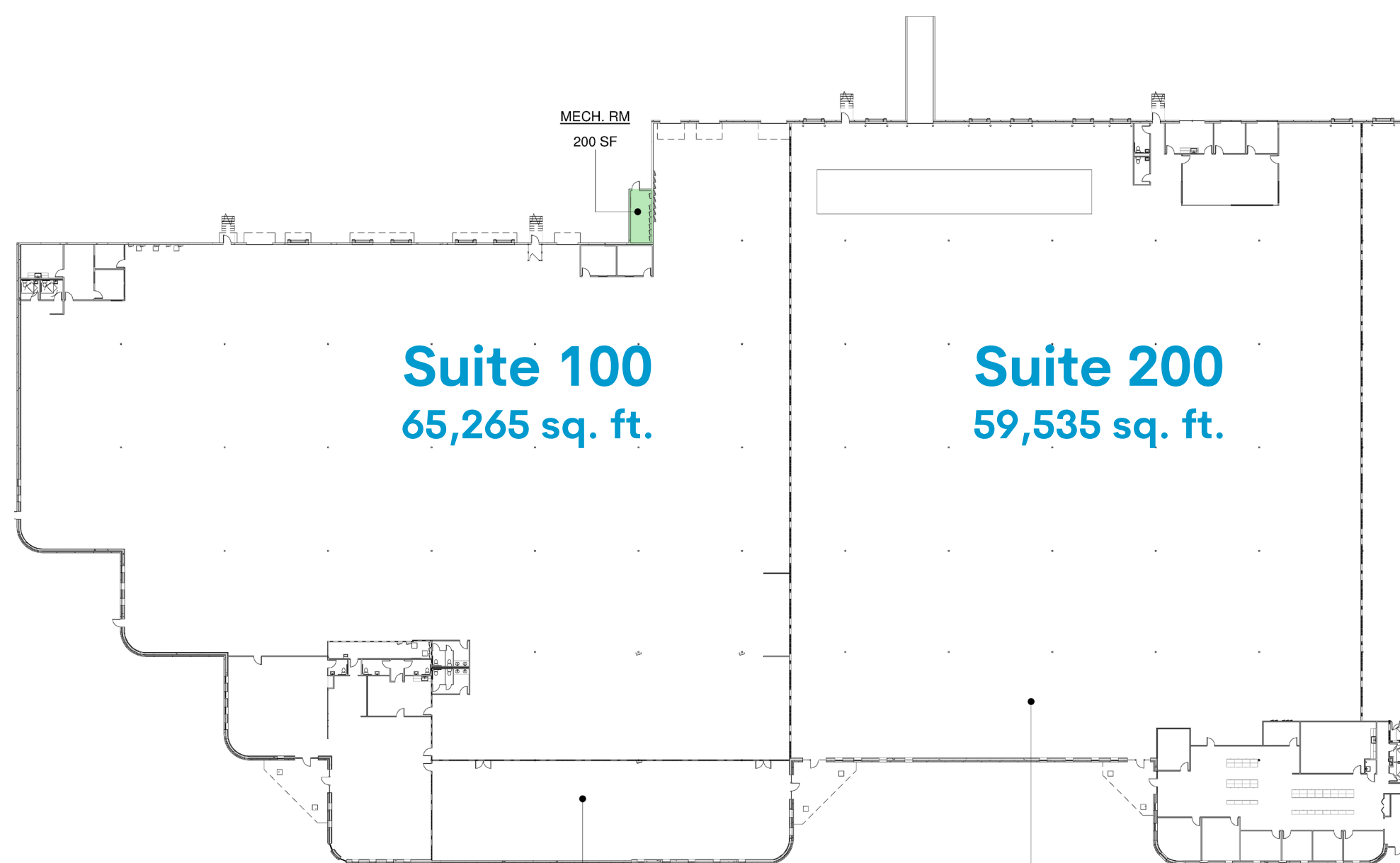
### Culture of innovation

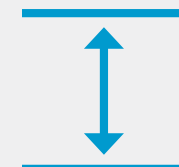
We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



# Available Space Specs

<b>Building Size</b>	<b>158,360 sq. ft.</b>
<b>Available</b>	<b>59,535 - 124,800 sq. ft. (divisible)</b>
<b>Office Space</b>	<b>Up to 13,718 sq. ft.</b>
<b>Clear Height</b>	<b>24'</b>
<b>Column Spacing</b>	<b>40' x 40'</b>
<b>Dock Doors</b>	<b>Up to 12 (9' x 10') doors</b>
<b>Drive-ins</b>	<b>1 (12' x 14')</b>
<b>Format</b>	<b>Rear-load</b>
<b>Class</b>	<b>B</b>
<b>Automobile Parking</b>	<b>0.86/1,000 SF</b>
<b>Sprinklers</b>	<b>ESFR</b>
<b>Lighting</b>	<b>LED</b>
<b>Power</b>	<b>2,500 amps, 480 volt, 3 phase</b>
<b>Improvements</b>	<b>2021 TPO roof, interior office make-ready, exterior &amp; interior painting, repaved truck court/parking</b>



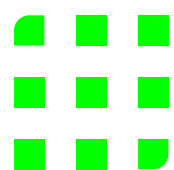
 **24'**  
Clear Height

 **40'x40'**  
Column Spacing

 **LED**  
Lighting

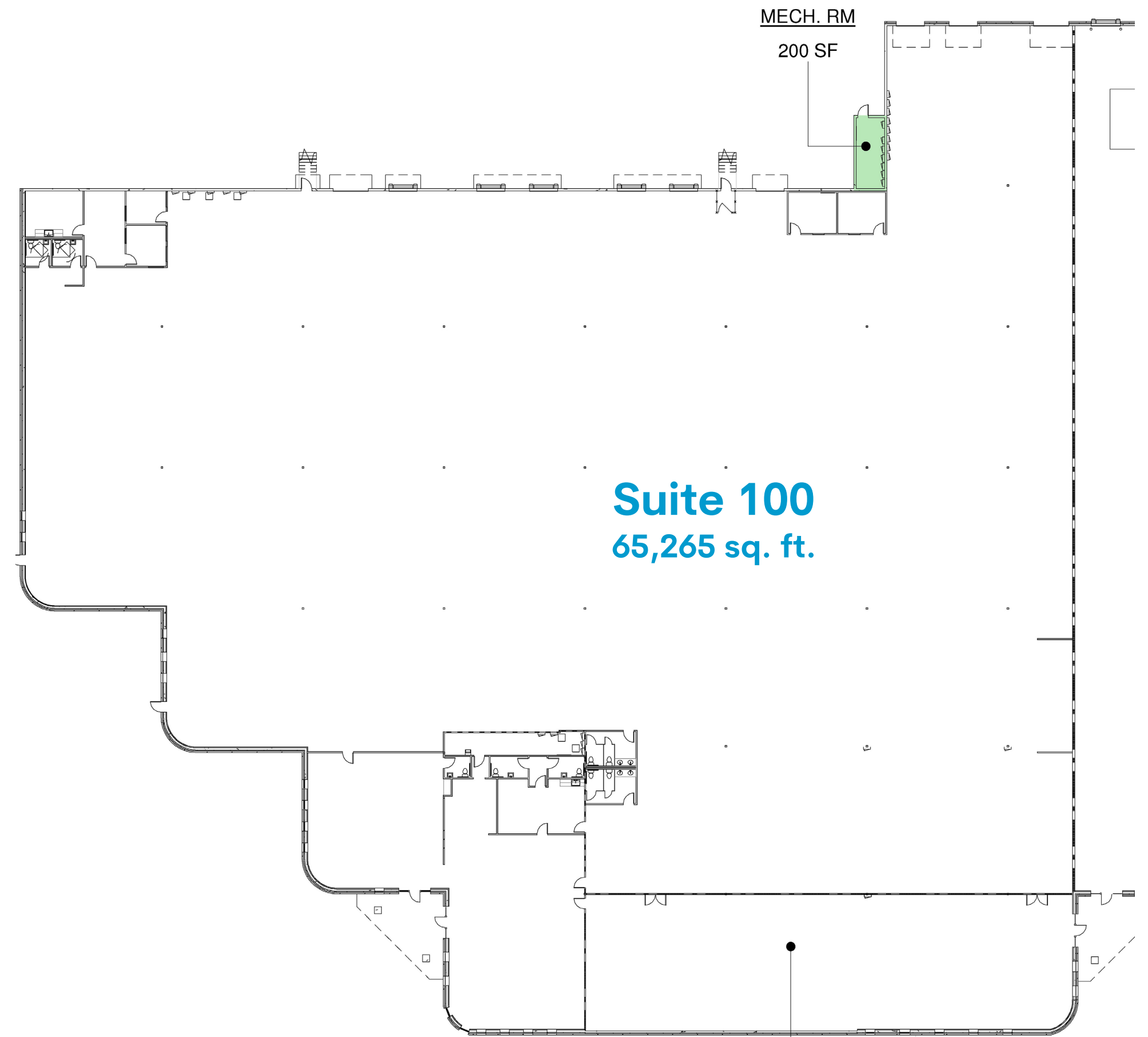
 **12**  
Dock Doors

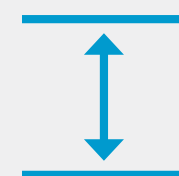
 **Heavy**  
Power



# Suite 100 Specs

<b>Suite Size</b>	<b>65,265 sq. ft.</b>
<b>Office Space</b>	<b>7,050 sq. ft.</b>
<b>Clear Height</b>	<b>24'</b>
<b>Column Spacing</b>	<b>40' x 40'</b>
<b>Dock Doors</b>	<b>10 (9' x 10') doors</b>
<b>Format</b>	<b>Rear-load</b>
<b>Class</b>	<b>B</b>
<b>Automobile Parking</b>	<b>0.86/1,000 SF</b>
<b>Sprinklers</b>	<b>ESFR</b>
<b>Lighting</b>	<b>LED</b>
<b>Power</b>	<b>2,500 amps, 480 volt, 3 phase</b>
<b>Improvements</b>	<b>2021 TPO roof, interior office make-ready, exterior &amp; interior painting, repaved truck court/parking</b>



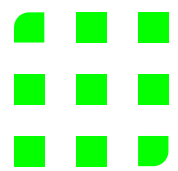
 **24'**  
Clear Height

 **40'x40'**  
Column Spacing

 **LED**  
Lighting

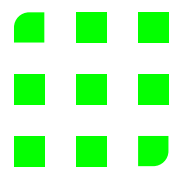
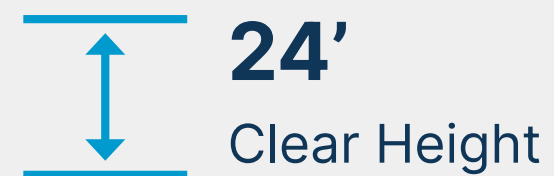
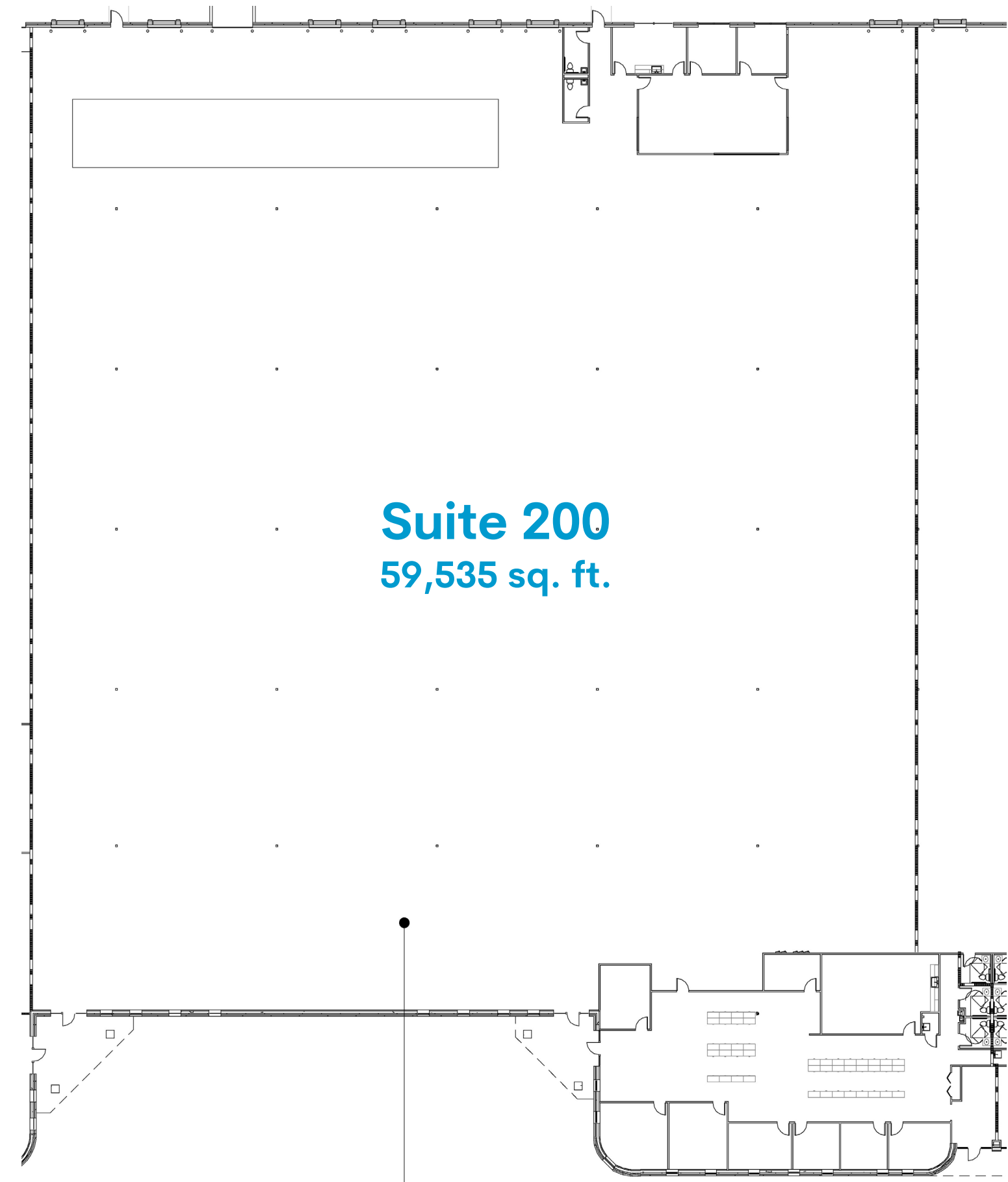
 **12**  
Dock Doors

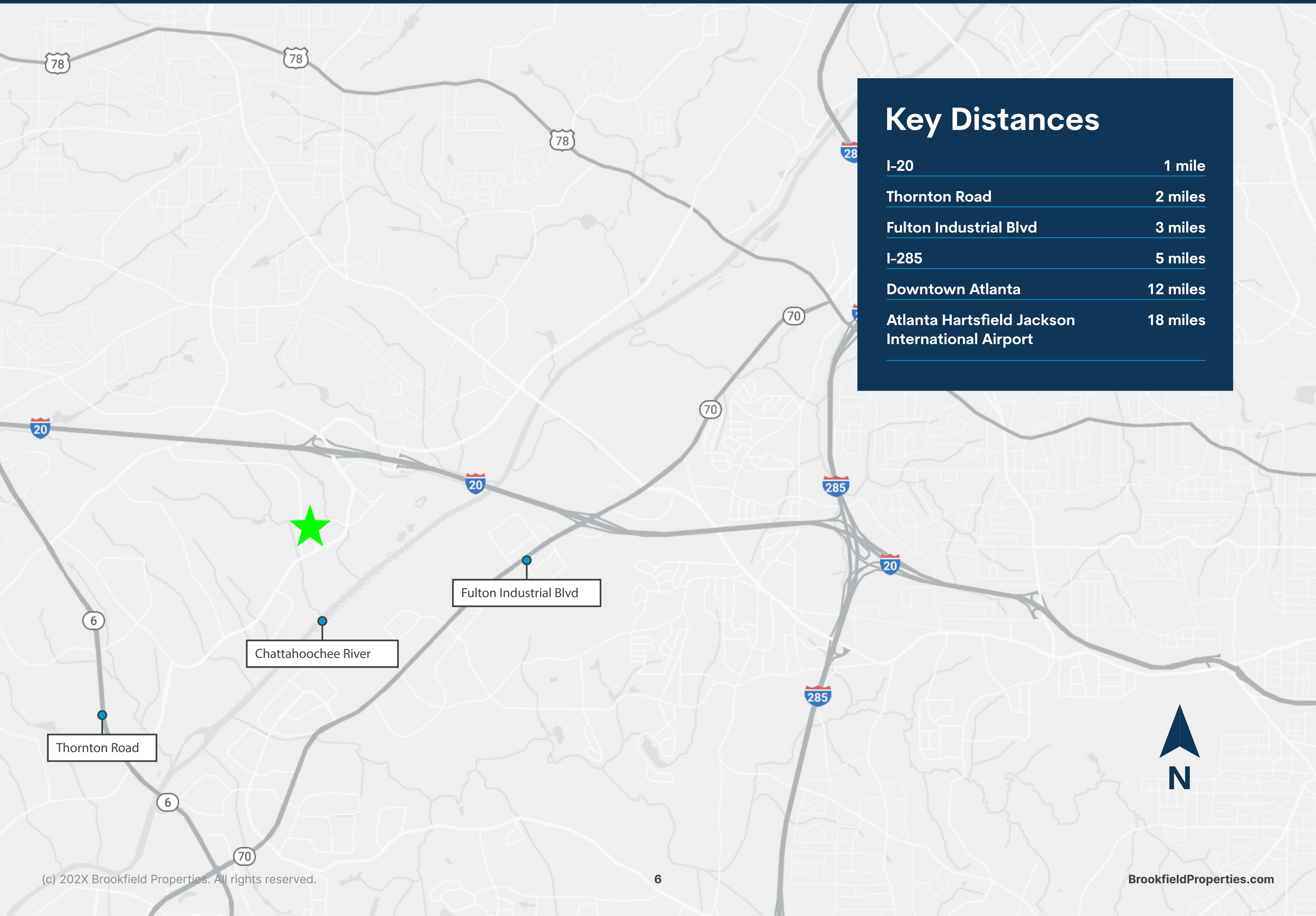
 **Heavy**  
Power



# Suite 200 Specs

<b>Suite Size</b>	<b>59,535 sq. ft.</b>
<b>Office Space</b>	<b>6,668 sq. ft.</b>
<b>Clear Height</b>	<b>24'</b>
<b>Column Spacing</b>	<b>40' x 40'</b>
<b>Dock Doors</b>	<b>7 (9' x 10') doors</b>
<b>Drive-ins</b>	<b>1 (12' x 14')</b>
<b>Format</b>	<b>Rear-load</b>
<b>Class</b>	<b>B</b>
<b>Automobile Parking</b>	<b>0.86/1,000 SF</b>
<b>Sprinklers</b>	<b>ESFR</b>
<b>Lighting</b>	<b>LED</b>
<b>Power</b>	<b>2,500 amps, 480 volt, 3 phase</b>
<b>Improvements</b>	<b>2021 TPO roof, interior office make-ready, exterior &amp; interior painting, repaved truck court/parking</b>

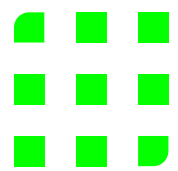




## Key Distances

I-20	1 mile
Thornton Road	2 miles
Fulton Industrial Blvd	3 miles
I-285	5 miles
Downtown Atlanta	12 miles
Atlanta Hartsfield Jackson International Airport	18 miles





# 7800 The Bluffs

AUSTELL, GA 30168



## Leasing Contacts

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## Brookfield Properties

