



# FRIENDSHIP

DISTRIBUTION CENTER

BUILDING 400 | **272,160 SF Available**

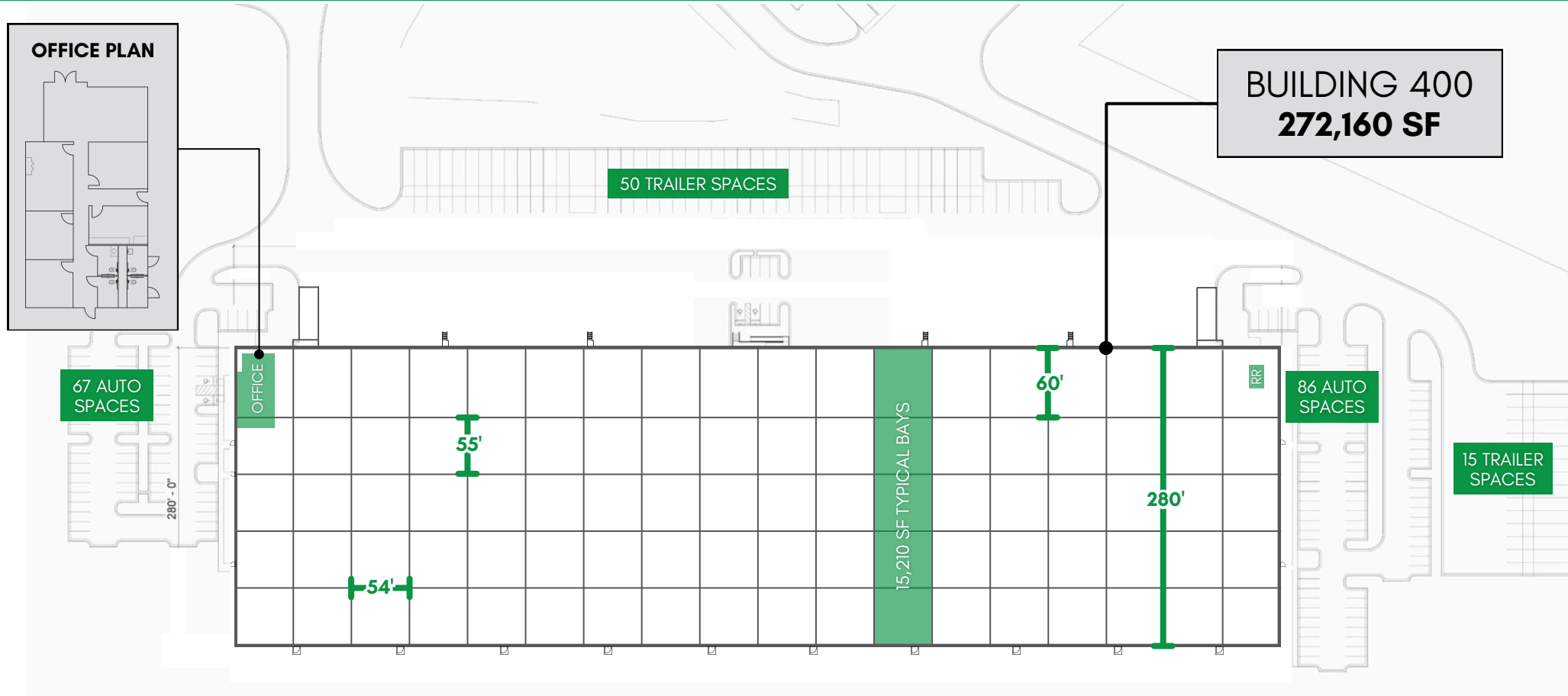
4651 Distribution Parkway | Buford, GA 30519



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## PROPERTY OVERVIEW

**Friendship Distribution Center - Building 400** offers 272,160 square feet of modern distribution space strategically positioned at the interchange of I-985 and Friendship Road in Buford, Georgia. The facility features 32' clear height, ESFR sprinklers, 180' truck court depth, and efficient 54' x 55' column spacing with 60' speed bays. The property provides immediate interstate access and is ideally suited for regional distribution and logistics operations.

## PROPERTY SPECIFICATIONS

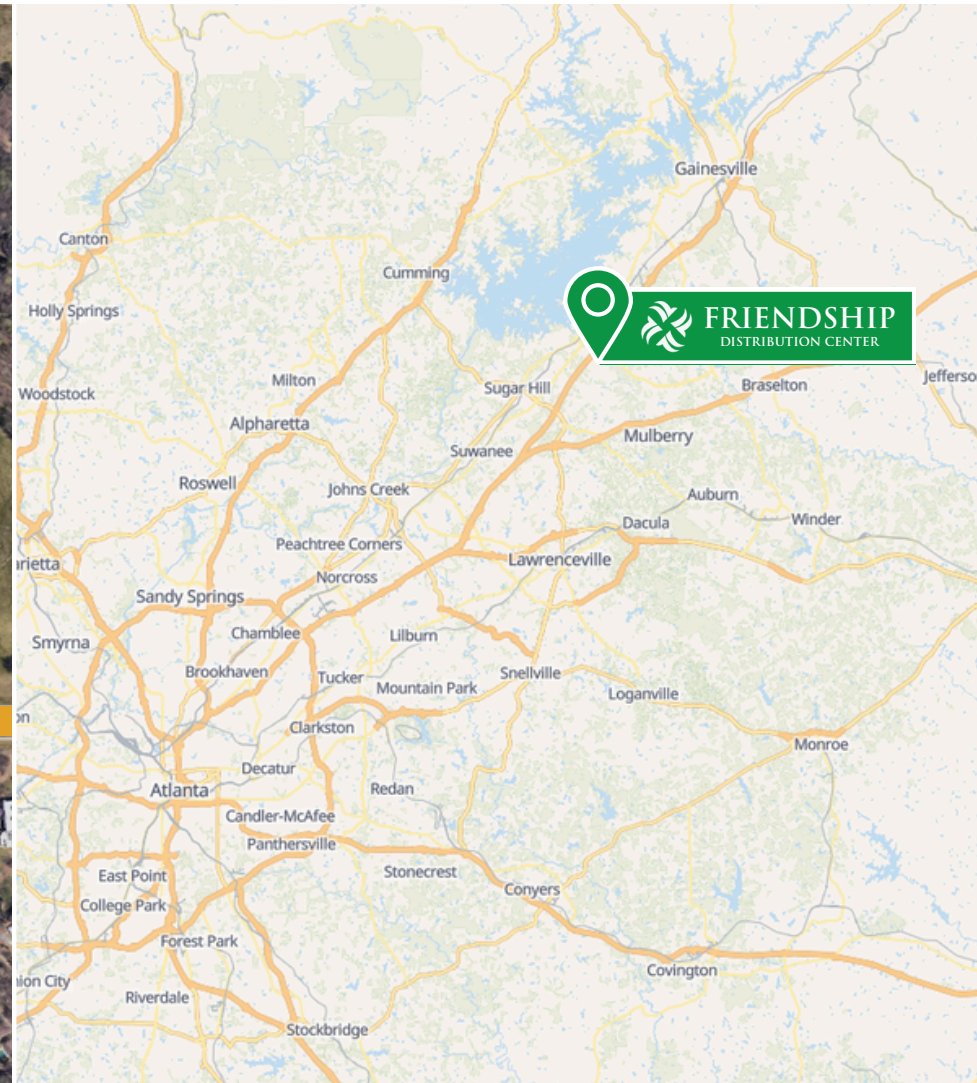
Space Available	272,160 SF	Dock High Doors	50 (9' x 10')
Min. Available	75,600 SF	Drive-In Doors	2 (14' x 16')
Office Size	2,118 SF	Truck Court	180' deep
Clear Height	32'	Sprinklers	ESFR
Column Spacing	54' x 55' (60' speed bays)	Windows	Clerestory
Building Dimensions	280' x 972'	Slab	7"
Parking	153 auto / 65 trailer	Access	0.2 miles to I-985



**Friendship Distribution Center** is a master planned industrial park with four buildings totaling 658,900 square feet. Located at the interchange of I-985 and Friendship Road in Buford, GA, the buildings will include both front-load and rear-load configurations and building depths ranging from 160' to 280'. All buildings will feature architectural tilt-wall construction, spacious truck courts (ranging from 140' to 210' in depth) and ample trailer and automobile parking.

## PARK SPECIFICATIONS

Total SF	658,900 SF
Total Lot Size	78.33 AC
Total # of Buildings	4
Building 100 SF	101,663 SF
Building 200 SF	149,000 SF
Building 300 SF	126,360 SF
Building 400 SF	272,160 SF
Access	0.2 miles to I-985



**KEY DISTANCES**

**INTERSTATES**

Interstate 985 via Exit 8.....0.2 miles  
 Interstate 85.....8 miles  
 Interstate 285.....26 miles

**AIRPORTS**

Hartsfield-Jackson ATL.....50 miles

**INTERMODALS**

Norfolk Southern Inman.....40 miles  
 CSX Fairburn.....67 miles

**CITIES**

Downtown Atlanta.....35 miles

**PORTS**

Inland Port Greer.....126 miles  
 Port of Savannah.....285 miles

# BUILDING 400 | 272,160 SF Available for Lease



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