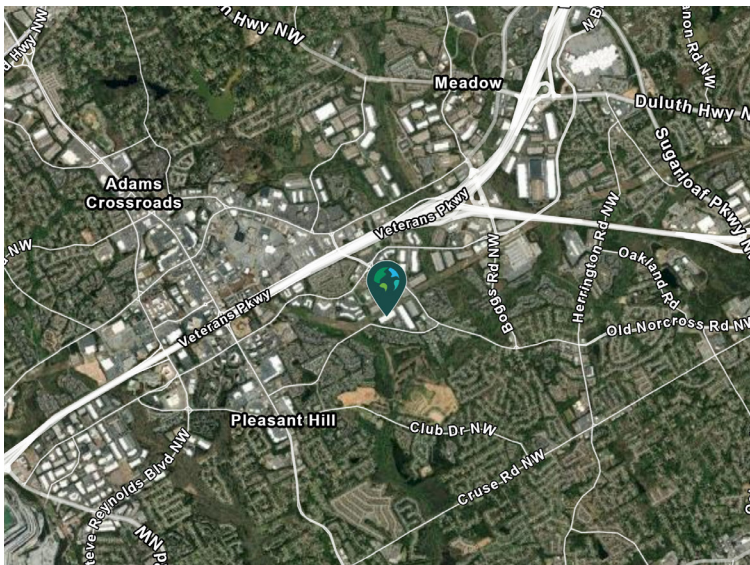


48,344 SF

3105 Sweetwater Road #200, Suite 210
Lawrenceville, GA 30044

Prologis Tradeport



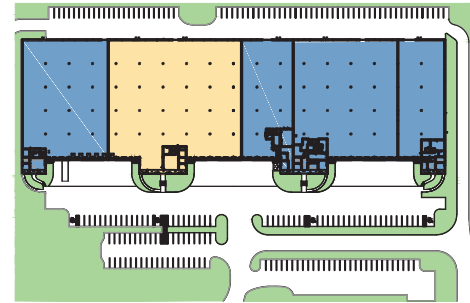
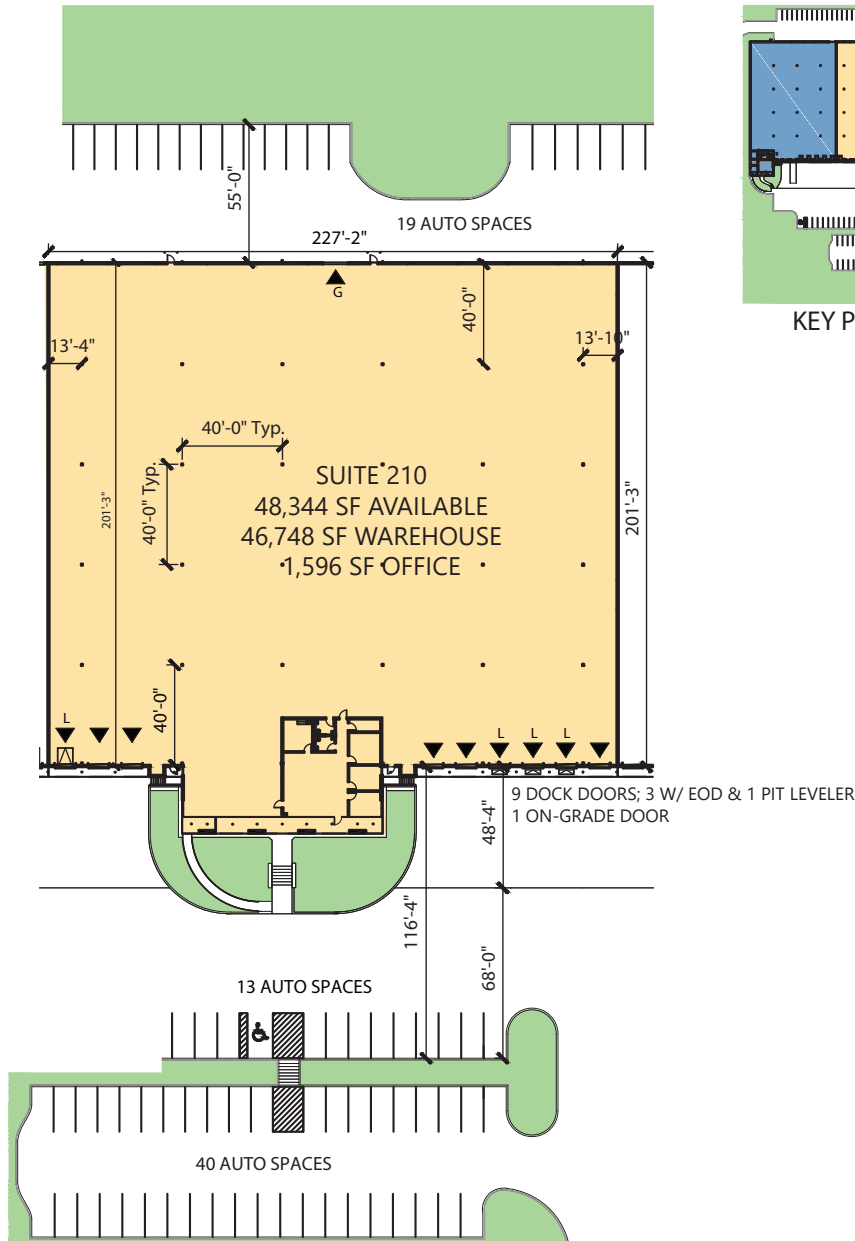
- +/- 1.9 miles from Interstate 85
- +/- 16 miles from Interstate 285
- +/- 25 miles from Atlanta Central Business District
- +/- 33 miles from Hartsfield-Jackson Atlanta International Airport, the nation's busiest airport

Property Features

Available Space	48,344 SF
Office SF	1,596 SF
Clear Height	+/- 24' minimum
Column Spacing	40' x 40'
Dock Doors	Nine (9)
Dock Equipment	Three (3) EOD levelers & one (1) pit leveler
On-Grade Door	One (1)
Auto Parking Spaces	Seventy-two (72)
Electrical Service	120/208V, 1,200A
Lighting	LED in warehouse and office



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



KEY PLAN

LEGEND:

- ▲ DOCK DOOR
- ▲ L DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲ G ON-GRADE DOOR
- ▨ EDGE OF DOCK LEVELER
- ▨ PIT LEVELER
- LAND
- LEASED AREA
- VACANT AREA



JLL
Reed Davis, SIOR
reed.davis@jll.com
ph +1 404 995 2227

JLL
Brad Pope, SIOR
brad.pope@jll.com
ph +1 404 995 2261

JLL
Bob Currie
bob.currie@jll.com
ph +1 404 995 2280

JLL
Ryan Manfredi
ryan.manfredi@jll.com
ph +1 404 995 2118

Prologis
Cassie Hanavich
chanavich@prologis.com
ph +1 404 760 7256
prologis.com