



**6301 BEST FRIEND RD
NORCROSS, GA 30071**

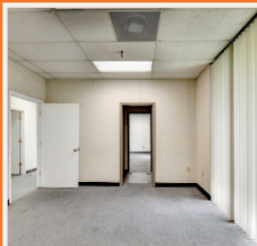
Now Available Space for Lease

Prime Industrial Opportunity in Metro Atlanta

6301 Best Friend Road presents a rare opportunity to lease a $\pm 101,000$ SF single-tenant industrial facility in one of Metro Atlanta's most established industrial corridors.

Strategically located in Norcross with convenient access to Jimmy Carter Boulevard, I-85, and I-285, the property offers exceptional connectivity throughout the Atlanta metropolitan area and the Southeast region.

Designed to accommodate a wide range of industrial operations, the facility features 26-foot clear heights, five dock-high doors, three drive-in doors, heavy 3-phase power, and M1 industrial zoning. Whether for manufacturing, distribution, logistics, assembly, or regional operations, the property provides the infrastructure, flexibility, and accessibility required by today's industrial users.



Strategic Industrial Opportunity

Excellent Access | Flexible Space | Prime Norcross Location



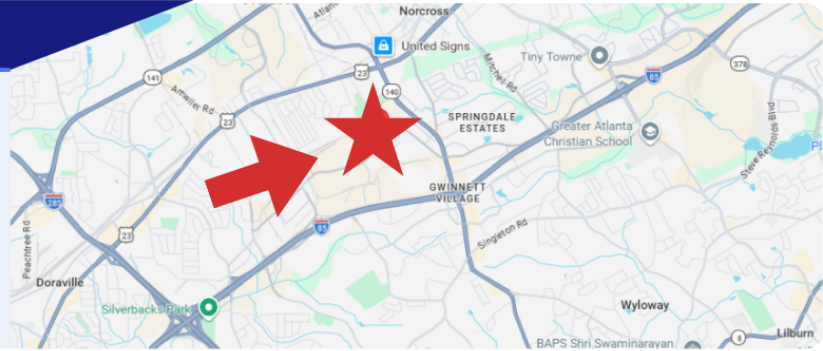
Ideal For

- Manufacturing & Assembly Operations
- Distribution & Logistics Companies
- E-Commerce Fulfillment Centers
- Regional Service & Operations Centers
- Heavy Industrial & Fabrication Users
- Warehouse & Storage Operations
- M1-Zoned Industrial Users



Prime Location: NORCROSS

- Strategic Norcross, Georgia Location
- Immediate Access to Jimmy Carter Boulevard
- Convenient Connectivity to I-85
- Quick Access to I-285
- Located in Metro Atlanta's Established Industrial Market
- Strong Regional Workforce Access
- Excellent Southeast Distribution Reach



Property Highlights

- ±101,000 SF Single-Tenant Industrial Facility
- M1 Industrial Zoning
- ±5.07-Acre Site
- 26' Clear Ceiling Height
- 5 Exterior Dock-High Doors
- 3 Drive-In Doors (10' x 14')
- 1,200A Heavy Power (270-480V, 3-Phase)
- Crane-Supported Manufacturing Capability
- Wet Sprinkler System
- ±150 Surface Parking Spaces
- Excellent Truck & Fleet Accessibility
- Ideal for Manufacturing, Distribution & Logistics Operations



Available Spaces at 6301 Best Friend

STATUS	ZONING	CLEAR HEIGHT	APPROX. SF	BASE RENT (\$/SF)	NNN (2026, \$/SF)
Available	M1 Industrial	26' Clear	±101,000 SF	Inquire for Pricing	Inquire for Pricing

WHY NORCROSS?



ESTABLISHED INDUSTRIAL CORRIDOR

One of Metro Atlanta's most active industrial and logistics markets



ACCESS TO A SKILLED WORKFORCE

Strong labor pool supporting manufacturing, logistics, and distribution operations



STRATEGIC METRO ATLANTA LOCATION

Convenient access to major business centers and transportation corridors



REGIONAL DISTRIBUTION HUB

Efficient reach throughout Georgia and the Southeast U.S.



BUSINESS-FRIENDLY ENVIRONMENT

Home to a diverse and growing base of industrial and commercial users



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 Contact us today to schedule a private tour and secure your space in this thriving business hub before it's gone.

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