JUST LISTED

TBRE REAL ESTATE SERVICES

6301 BEST FRIEND RD | NORCROSS, GA 30071

ESTIMATED ASKING PRICE: $13M~$14M

±101,000 SF INDUSTRIAL FACILITY
M1 ZONING | ±5.07 ACRES







±101,000 SF | ±5.07 AC | 26' CLEAR HEIGHT

PROPERTY OVERVIEW



- 1,200A POWER, 270-480V, 3-PHASE
- ±101,000 SF INDUSTRIAL FACILITY
- M1 INDUSTRIAL ZONING
- 26-FOOT CLEAR HEIGHT
- CRANE-SUPPORTED MANUFACTURING CAPABILITY
- 5 EXTERIOR DOCK-HIGH DOORS
- 3 DRIVE-IN DOORS (10' X 14')
- WET SPRINKLER SYSTEM
- APPROXIMATELY ±150 SURFACE PARKING SPACES
- TRUCK/FLEET ACCESSIBILITY

IDEAL FOR

- MANUFACTURING & ASSEMBLY OPERATIONS
- E-COMMERCE FULFILLMENT CENTERS
- HEAVY INDUSTRIAL & FABRICATION USERS
- FOOD PROCESSING & COLD STORAGE FACILITIES
- DISTRIBUTION & LOGISTICS COMPANIES
- REGIONAL SERVICE & OPERATIONS CENTERS
- WAREHOUSE & STORAGE OPERATIONS
- M1-ZONED INDUSTRIAL USERS

PHOTO GALLERY



AERIAL VIEW & SITE BOUNDARY



OFFICE & SHOWROOM INTERIOR



OFFICE & SHOWROOM INTERIOR



WAREHOUSE WITH RACKING SYSTEM



EXPANSIVE WAREHOUSE FLOOR

STRATEGIC NORCROSS LOCATION

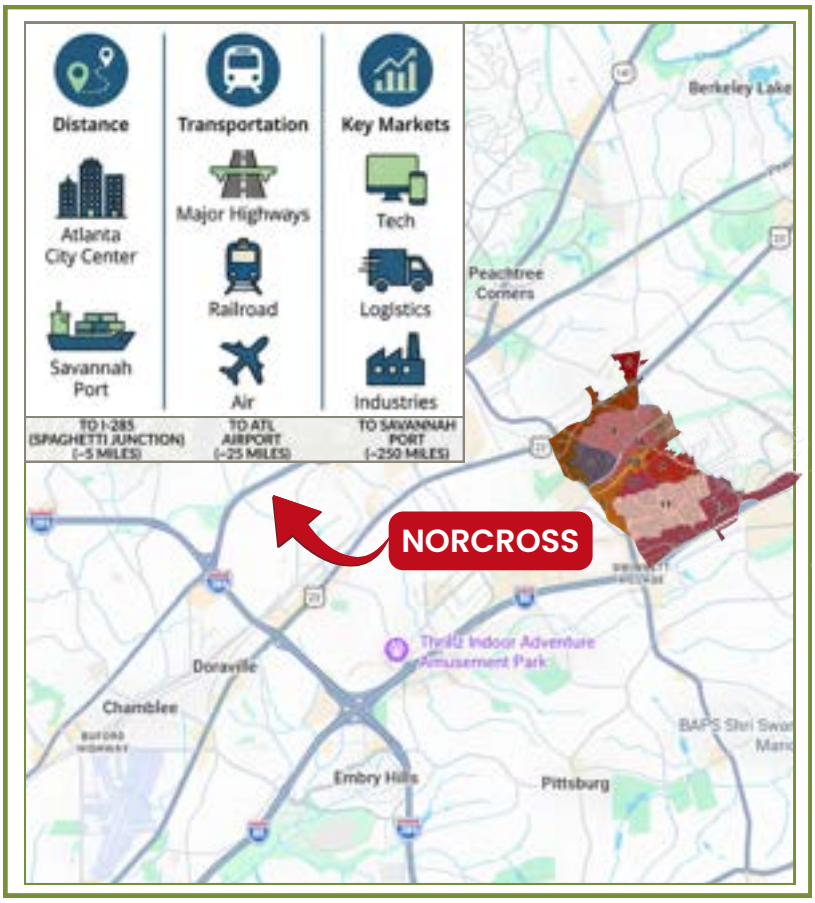
JIMMY CARTER BOULEVARD ACCESS

CONNECTIVITY TO I-85 AND I-285

WITHIN THE METRO ATLANTA INDUSTRIAL / LOGISTICS MARKET

REGIONAL WORKFORCE ACCESS

SOUTHEAST DISTRIBUTION CONNECTIVITY



INTERESTED IN THE PROPERTY?

FOR PRICING AND FINANCIAL DETAILS, PLEASE CONTACT THE LISTING AGENTS.

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