

ATLANTA FROZEN FULFILLMENT CENTER

FOR LEASE | 2410 Tech Center Pkwy | Lawrenceville, GA

colliers.com/food



89,897 SF FROZEN & COLD STORAGE FACILITY

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ATLANTA FROZEN FULFILLMENT CENTER

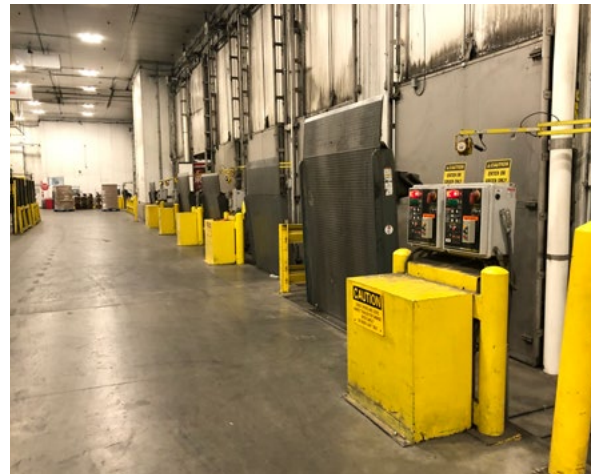
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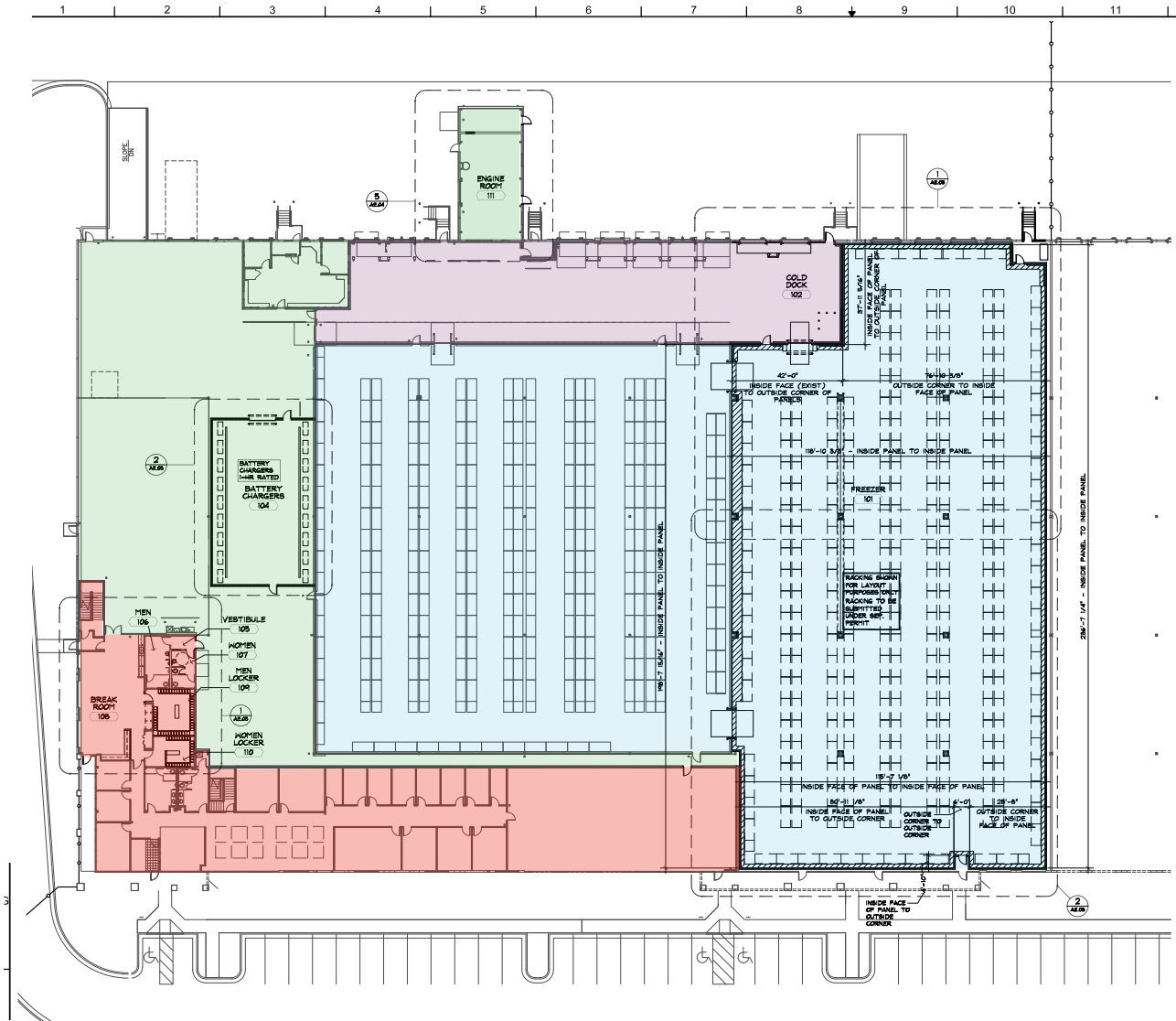
BUILDING SPECIFICATIONS

Total Building SF	218,191 SF
Total SF Available	89,897 SF
Freezer SF	48,910 SF
Cold Dock SF	5,000 SF
Ambient SF	24,787 SF
Office SF	10,000 SF
Equipment Room SF	1,200 SF
Ceiling Heights	26' Freezer; 30' Ambient
Pallet Positions	3,495 (current configuration)
Dock Doors	11 dock-high doors equipped with levelers, seals, swing arm lights, drive back auto side locks.
Drive In Doors	1 (12' x 14')
Freezer Temps	Capable of -20°F; multi-zone
Refrigeration System	Ammonia - 8,910 lbs; 4 Frick Screw Compressors
Floor Heat	Glycol; Evapco Cooling Tower
Lighting	LED motion sensors
Construction	Tilt wall w/ box-in-box insulated metal panels
Year Built	2004, refrigeration installed 2007
Trailer Storage	13
Delivery Truck Parking	12; two 30 amp hookups per spot
Auto Parking	60+
Security	8' fenced truck court; 30' slide gate with card reader, LED wall pack lighting



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2410 TECH CENTER PKWY, STE.
250, LAWRENCEVILLE, GA

Freezer	48,910 SF
Cold Dock	5,000 SF
Dry/Misc	25,987 SF
Office/Misc	10,000 SF

**TOTAL
SQUARE FEET 89,897 SF**

*all measurements are approximations

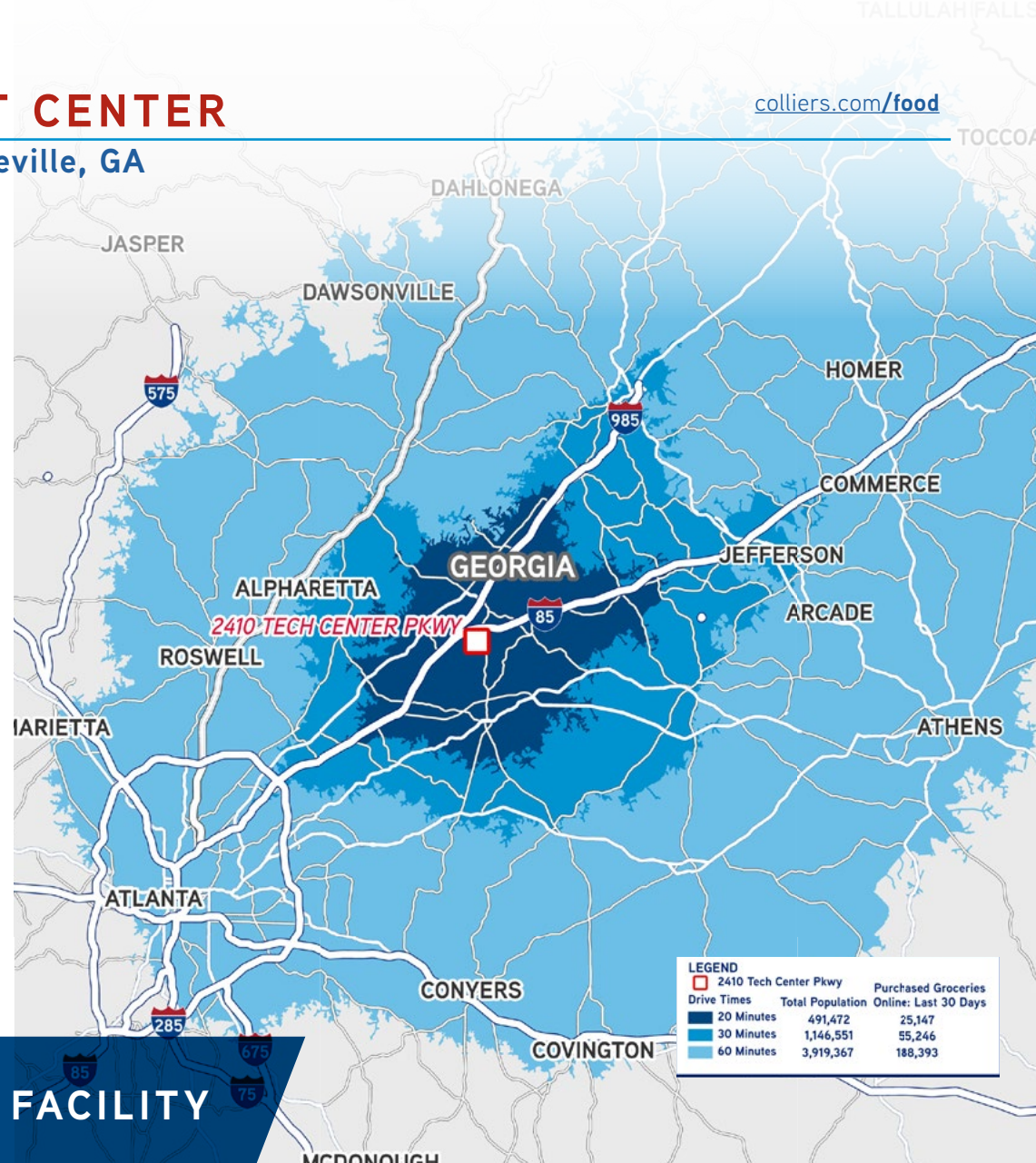
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LOCATION

- 2.6 miles to I-85
- 20 miles to I-285
- 44 miles from Hartsfield-Jackson International Airport, the world's busiest and most efficient airport
- Reach over 3.9 million people within a 60 minute drive time
- Over 180,000 people have shopped online for groceries within the past 30 days in a 60 minute drive radius
- Georgia is home to 1/3 of the nation's top 100 food processing companies
- Georgia is home to 80+ Cold Chain Facilities
- Georgia has been ranked the #1 state to do business by Site Selection Magazine for 7 years in a row
- Georgia leads in workforce, global access and infrastructure
- Georgia is home to the nation's highest-performing workforce training program 'Georgia Quick Start'
- Quick Start is a discretionary incentive that provides customized workforce training to develop the skills your company needs most



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