

**FOR
SUBLEASE**

**±356,000 SF
available**



HORIZON DISTRIBUTION CENTER

300 Horizon Dr, Suwanee, GA 30024



Darren Ross
Vice Chair, Principal
+1 404 877 9279
darren.ross@colliers.com

Harrison Marsteller
EVP, Principal
+1 404 877 9219
harrison.marsteller@colliers.com

Logan Devereaux
Associate
+1 770 696 3092
logan.devereaux@colliers.com

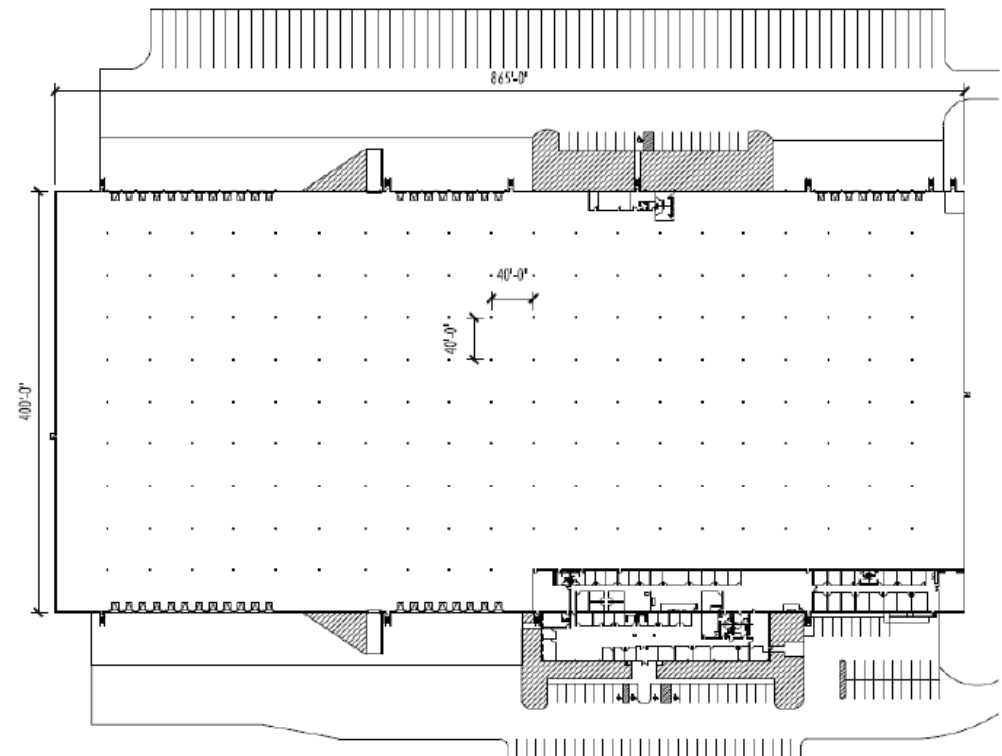
PROPERTY OVERVIEW

300 Horizon Drive

Horizon Distribution Center is a 4-Star, Class A industrial warehouse designed to meet the demands of modern logistics and distribution. This high-quality facility features efficient building design, strong curb appeal, and infrastructure suited for high-volume operations, making it an ideal solution for regional and users seeking a premier industrial environment.

- » Access to major highways
- » Well positioned to Atlanta's major intermodal rail hubs
- » Class A Property
- » 4 star industrial warehouse

Total Size	±356,000 SF
Office	±26,400 SF
Dock High Doors	48
Drive-In Doors	2
Clear Height	30'
Sprinklers	ESFR
Year Built	1994
Parking	132 Auto 63 Trailer
Power	277/480 V, 1600 amps
Lease Expiration	March 31, 2027 (Flexible Term)



SITE ACCESS



Highway
2 minutes



Atlanta Airport
40 minutes



Port of Savannah
4.5 hours

I-85
~1 mile

I-985
~3 miles

Norfolk Southern Rail
~9 miles

Hulsey Train Yard
~33 miles



For more information, contact:

Darren Ross

Vice Chair, Principal

+1 404 877 9279

darren.ross@colliers.com

Harrison Marsteller

EVP, Principal

+1 404 877 9219

harrison.marsteller@colliers.com

Logan Devereaux

Associate

+1 770 696 3092

logan.devereaux@colliers.com

[View Online Listing](#)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.