

# 1125 NORTHBROOK PARKWAY



## 203,031 SF VACANT INDUSTRIAL BUILDING

PREMIER LIGHT INDUSTRIAL DISTRIBUTION CENTER WITH VISIBILITY ON I-85N

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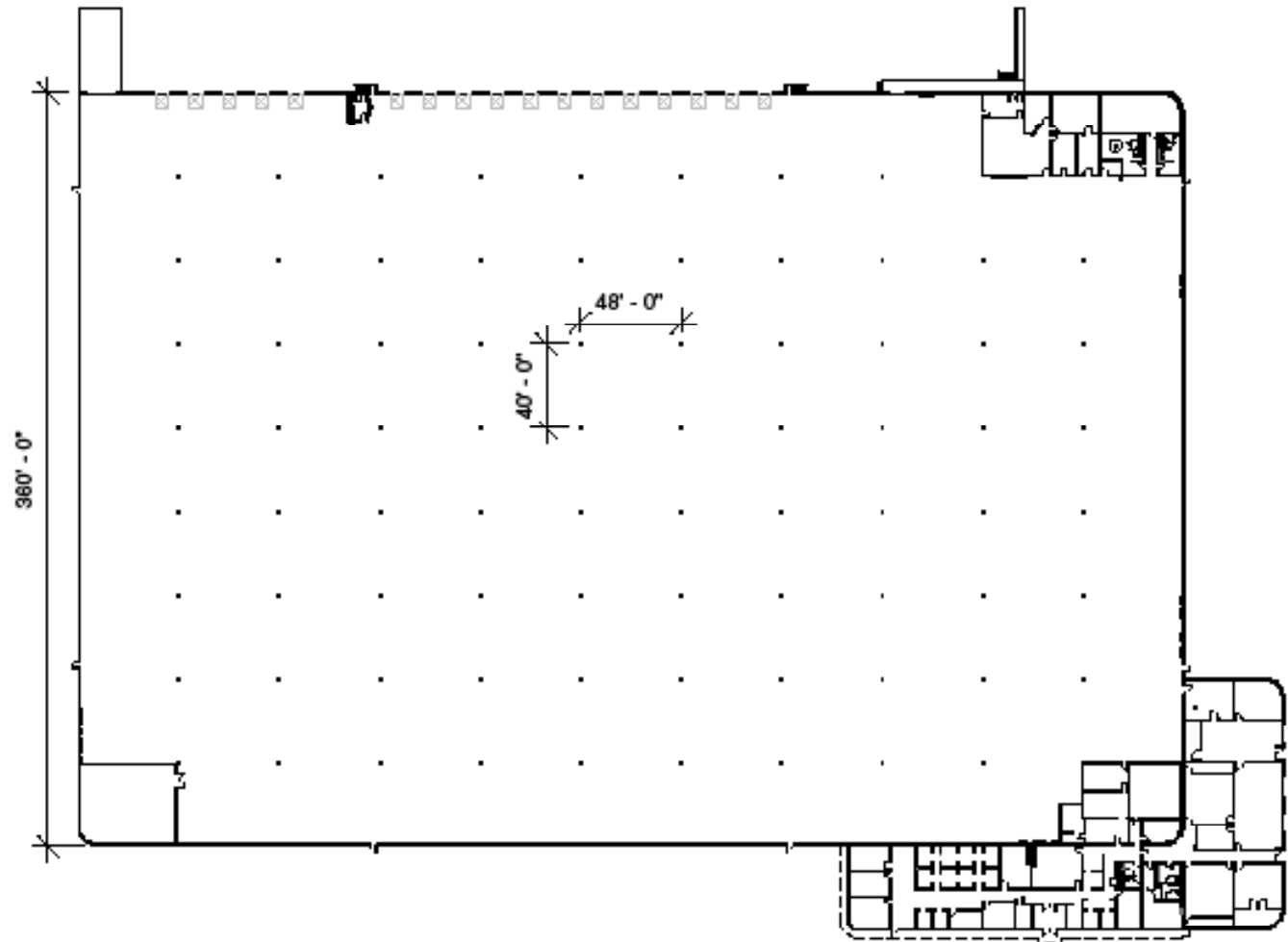


CROW HOLDINGS  
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# SITE PLAN

|                |  |
|----------------|--|
| STREET         | 1125 Northbrook Parkway  |
| ADDRESS:       | Suwanee, GA 30024  |
| AVAILABLE      | 203,031 SF   |
| OFFICE         | 14,458 SF  |
| WAREHOUSE      | 3,855 SF   |
| OFFICE         |  |
| BUILDING       | Approximately  |
| DIMENSIONS     | 360' deep x 528' wide  |
| CEILING HEIGHT | 24' minimum  |
| COLUMN         | 48' wide x 40' deep  |
| SPACING        |  |
| FLOORS         | 5" 4,000 PSI Concrete  |
| CAR PARKING    | 140 spaces   |
| DOCK DOORS     | 17 dock high doors   |
| DRIVE-IN       | 1 drive-in   |
| DOORS          |  |
| ELECTRICAL     | 1,200 Amps, 480/277 volts, 3 phase   |
| ACCESS         | Two points of ingress/egress on Northbrook Parkway and within 2 miles from two full diamond interchanges on I-85 |

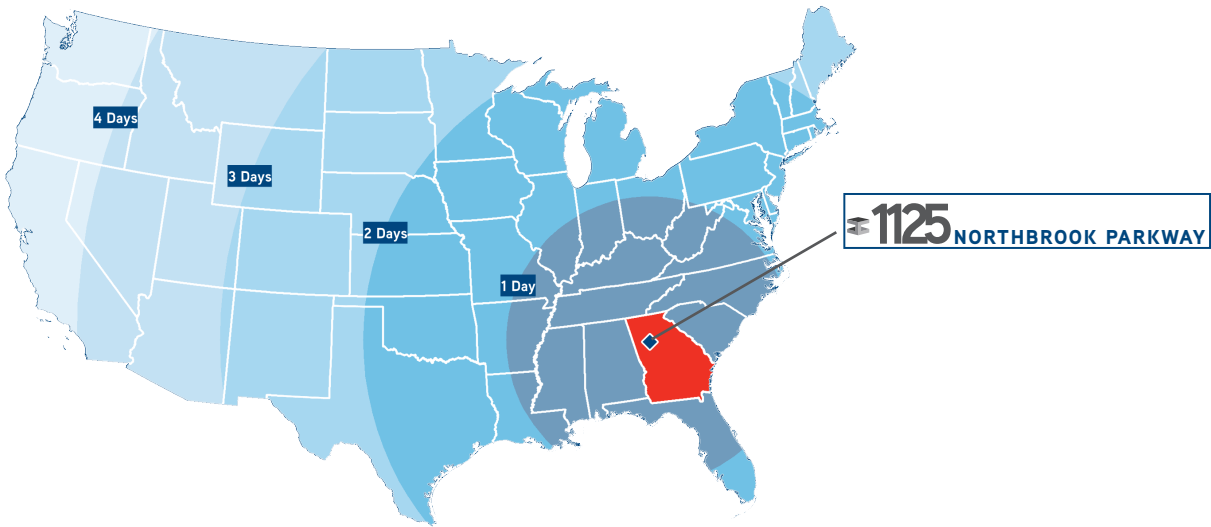




# LOCATION

Northbrook is strategically located in the Northeast Atlanta industrial corridor on Northbrook Parkway with close proximity to I-85 (0.9 miles). The park provides a large amenity pool and a labor force comprised of 7 counties and 9 metro areas. This unique, infill asset offers highway frontage on the state's most frequented interstate and can serve a multitude of users including: e-commerce, consumer products, manufacturing, and food related companies. Atlanta is the largest and most dynamic industrial market in the Southeast and is ranked fourth in the US in total size. The city's mature and nimble transportation network includes the busiest passenger airport in the world (Hartsfield-Jackson International), three major interstate highways and the Port of Savannah within a four-hour drive.

|                      |                                      |           |
|----------------------|--------------------------------------|-----------|
| <b>INTERMODAL</b>    | CSX/Fairburn .....                   | 50 miles  |
|                      | CSX/Atlanta (Hulsey) .....           | 33 miles  |
|                      | Norfolk Southern/Austell .....       | 46 miles  |
|                      | Norfolk Southern/Inman .....         | 30 miles  |
| <b>AIR</b>           | Charlie Brown Airport .....          | 39 miles  |
|                      | Hartsfield Jackson Int'l Airport ... | 37 miles  |
| <b>PORTS</b>         | Inland Port Greer .....              | 134 miles |
|                      | Savannah .....                       | 274 miles |
|                      | Charleston .....                     | 315 miles |
|                      | Jacksonville .....                   | 373 miles |
|                      | Norfolk .....                        | 536 miles |
|                      | Miami .....                          | 687 miles |
|                      | Newark .....                         | 827 miles |
| <b>SHIPPING HUBS</b> | FedEX Small Package Hub .....        | 2 miles   |
|                      | UPS Customer Center .....            | 3.2 miles |





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