

# 1630 SATELLITE BOULEVARD PROLOGIS PARK - BUILDING 5 - SUITE 560

Duluth, GA 30097

**28,800 SF FOR SUBLEASE - NORTHEAST  
WITH EXCLUSIVE OUTDOOR STORAGE**



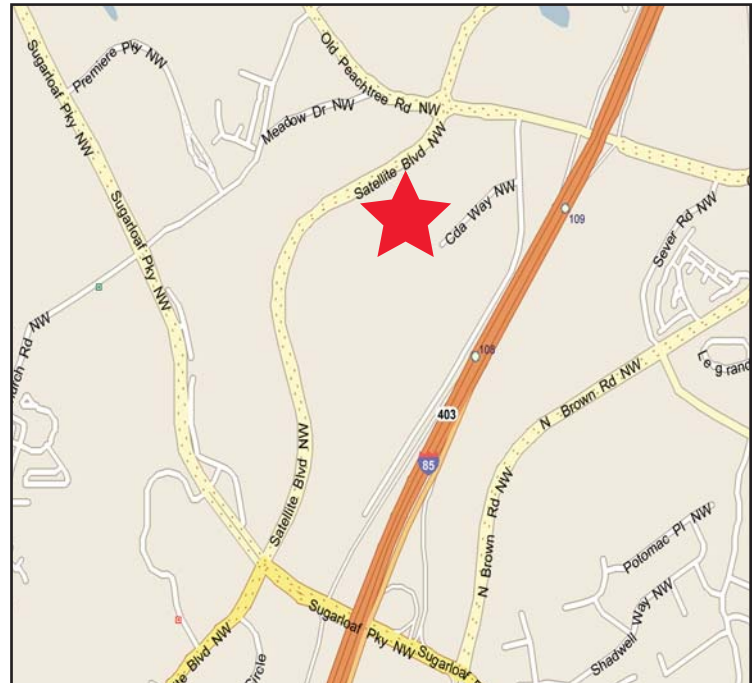
## PROPERTY FEATURES:

- Located in the Northeast Atlanta / Sugarloaf Parkway industrial market
- Exclusive fenced-in outdoor storage or parking behind building
- 53 parking spaces (1.84/1,000 SF)
- 3.3 acres additional trailer parking or storage available off-site
- Tilt-up concrete construction
- Less than 1/2 mile to I-85
- Excellent access to area amenities
- Corporate neighbors such as Merck, Innotrak, Safeco, Honeywell and Motorola
- Overhead fans in warehouse
- Excellent condition

## PROPERTY STATISTICS:

<b>Property Name:</b>	Prologis Park - Building 5
<b>Property Address:</b>	1630 Satellite Boulevard
<b>Available Square Feet:</b>	28,800 SF
<b>Office Square Feet:</b>	Approximately 2,800 SF
<b>Ceiling Height:</b>	28'
<b>Column Spacing:</b>	40' x 40'
<b>Dock-High Doors:</b>	6 with levelers, weather seals, and dock lights
<b>Truck Court:</b>	120' deep
<b>Sprinkler:</b>	ESFR
<b>Loading:</b>	Front load
<b>Sublease Term:</b>	Thru October 31, 2011
<b>Zoning:</b>	Light-Industrial (M-1)

## LOCATION MAP:



FOR MORE INFORMATION, PLEASE CONTACT:

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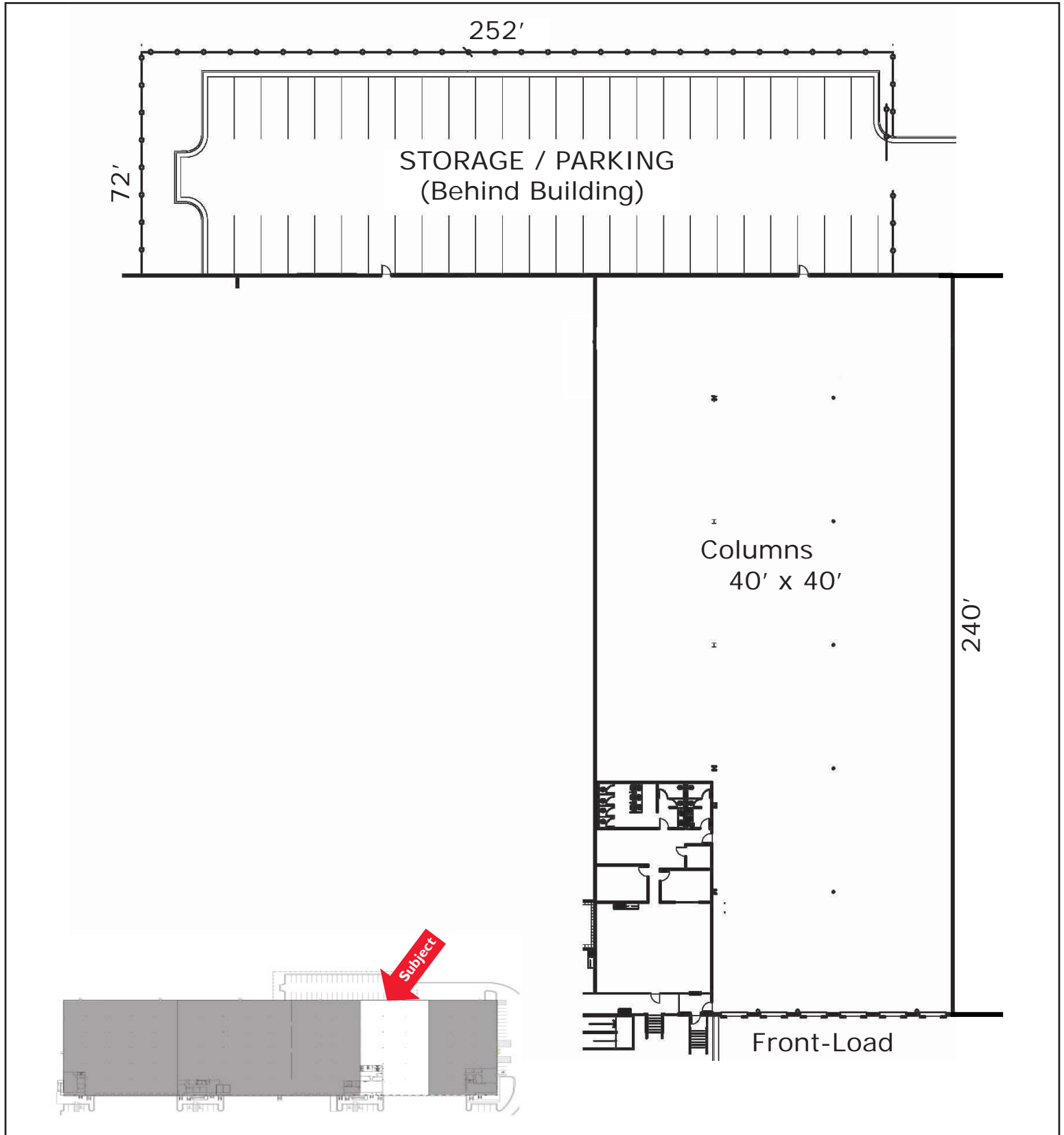
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# 1630 SATELLITE BOULEVARD

Prologis Park - Building 5 - Suite 560

28,800 SF For Sublease

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