



COLD STORAGE SUBLEASE



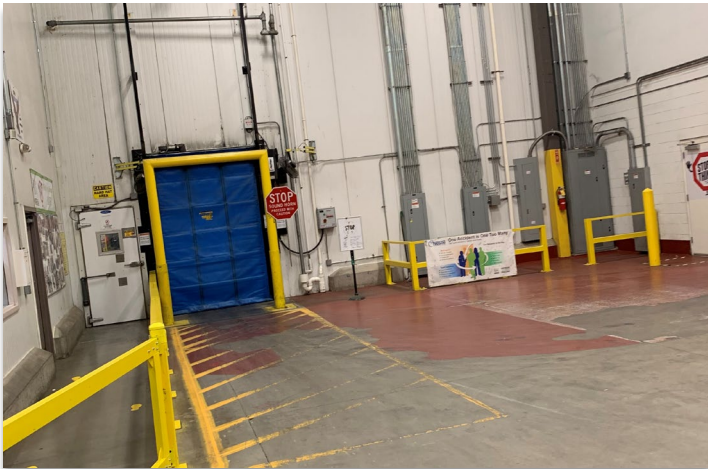
2410 Tech Center Parkway

Technology Center of Georgia
Lawrenceville, GA

± 20,000 SF Cold Storage
± 10,500 SF Office

PROPERTY HIGHLIGHTS

- Up to ± 20,000 SF cold storage available for sublease PLUS ± 10,500 SF furnished office space
- Flexible sublease terms
- Building constructed in 2004, refrigeration added in 2007
- Excellent security - fenced truck court, gate with card reader and call box, LED wall pack lights
- 19 trailer spaces and ± 60 auto spaces



BRIAN MONAGHAN

Director
Office +1 404 853 5212
Mobile +1 770 605 1703
brian.monaghan@cushwake.com

BOB ROBERS, SIOR

Managing Director
National Lead, 3PL Advisory Group
Office +1 404 460 8675
Mobile +1 404 808 7375
bob.robers@cushwake.com

Cushman & Wakefield
1180 Peachtree Street, NE
Suite 3100
Atlanta, GA 30309
Main: +1 404 875 1000
cushmanwakefield.com

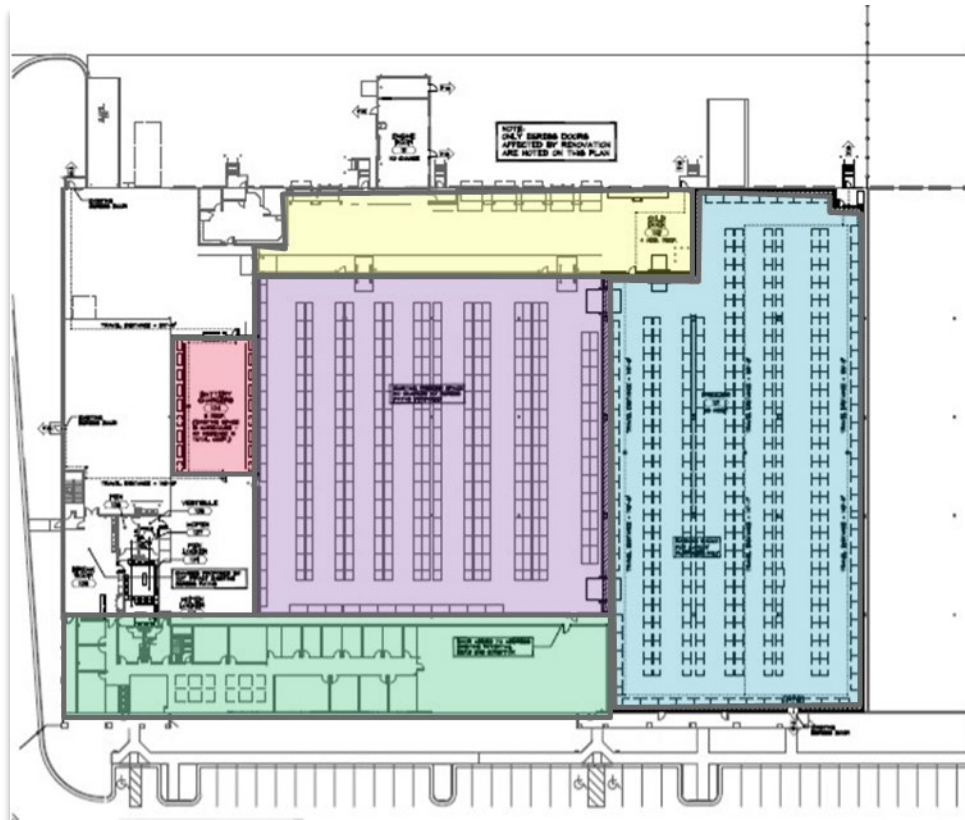


± 20,000 SF COLD STORAGE
± 10,500 SF OFFICE
SUBLEASE

2410 Tech Center Parkway, Lawrenceville, GA



SECTION	SIZE (SF)	TEMP	CLEAR HEIGHT
Freezer 1	22,230	-20°	26'
Freezer 2	26,680	-10°	26'
Cool Dock	5,000	0°	26'
Equipment Room	1,200		
Office	10,000		
Ambient Warehouse	24,787		30'
TOTAL	89,897		



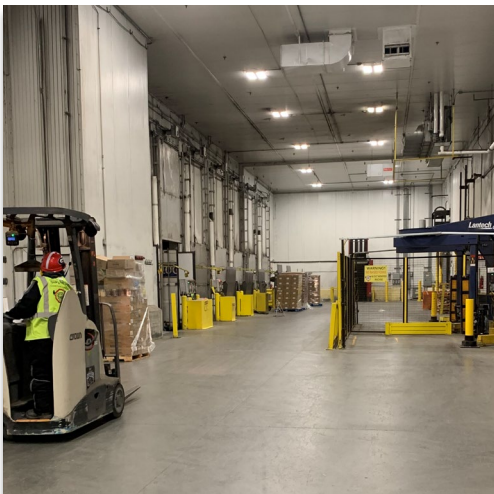
± 20,000 SF COLD STORAGE
± 10,500 SF OFFICE
SUBLEASE

2410 Tech Center Parkway, Lawrenceville, GA



CONSTRUCTION & INFRASTRUCTURE

CONSTRUCTION	Tilt-wall with box in box freezers
YEAR BUILT	2004, Refrigeration installed 2007
POWER	Jackson EMC
SECURITY	8' Fenced truck court; 30' slide gate with card reader and call box; LED wall pack lights
TRAILER STORAGE	13 (with 6' dolly pads)
DELIVERY TRUCK SPOTS	19; 2 - 30 Amp hookups per spot
AUTO PARKING	60+
CHARGING STATIONS	18+
DOCK DOORS	11 - Levelers, Seals, Swing Arm Lights, Drive back auto side locks
DRIVE-IN DOORS	1 (12' x 14')
REFRIGERATION SYSTEM	Ammonia - 8,910 lbs; 4 - Frick Screw Compressors
FLOOR HEATING	Glycol; Evapco, Inc. Cooling tower
LIGHTING	LED with motion sensors



± 20,000 SF COLD STORAGE
± 10,500 SF OFFICE
SUBLEASE

2410 Tech Center Parkway, Lawrenceville, GA



± 10,500 SF OFFICE

- 13 furnished offices
- 2 conference rooms
- 15 in-place workstations
- Large breakroom
- 3,400 SF open area - potential call center, conference, training or showroom



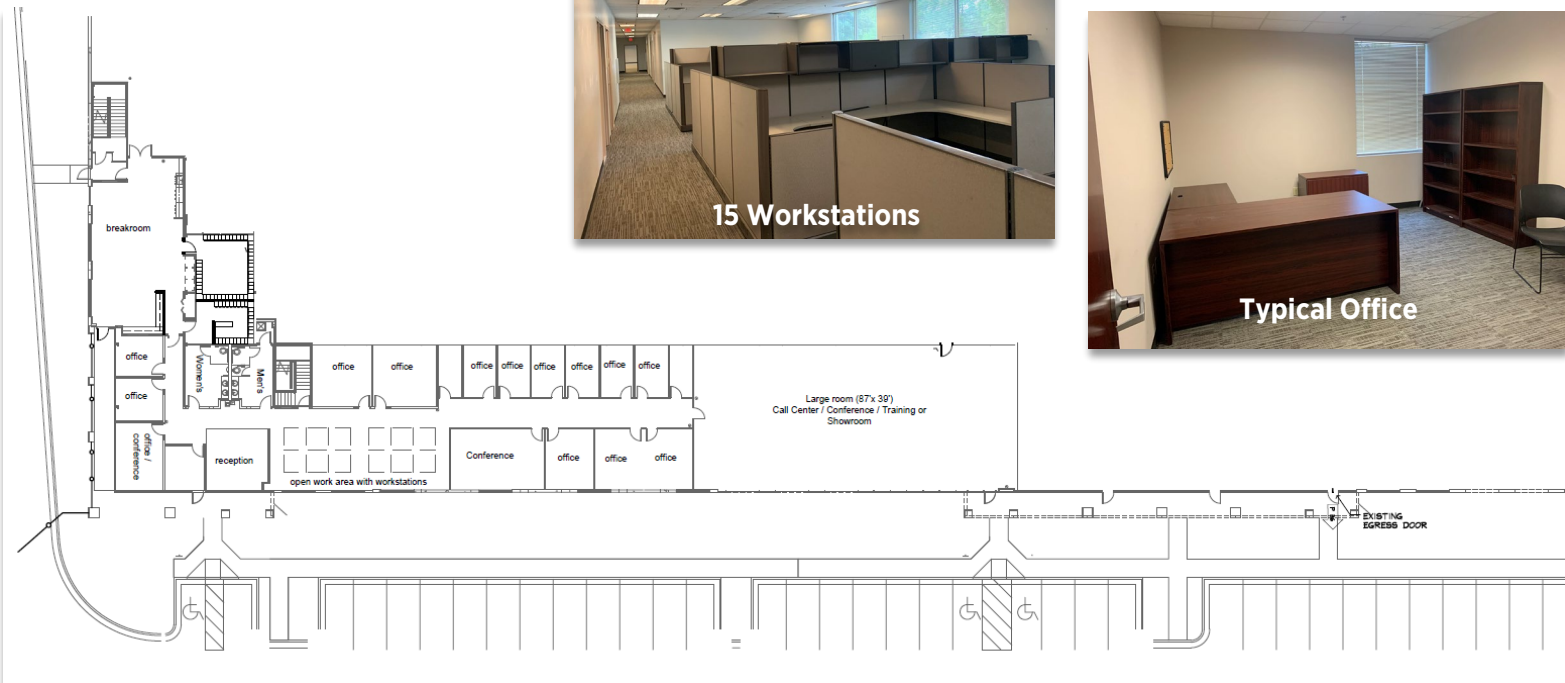
Reception



15 Workstations



Typical Office



Training, Conference or Showroom



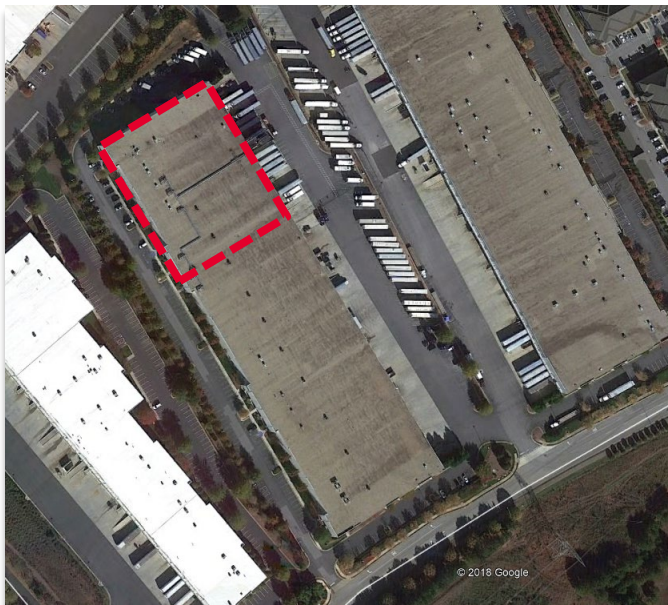
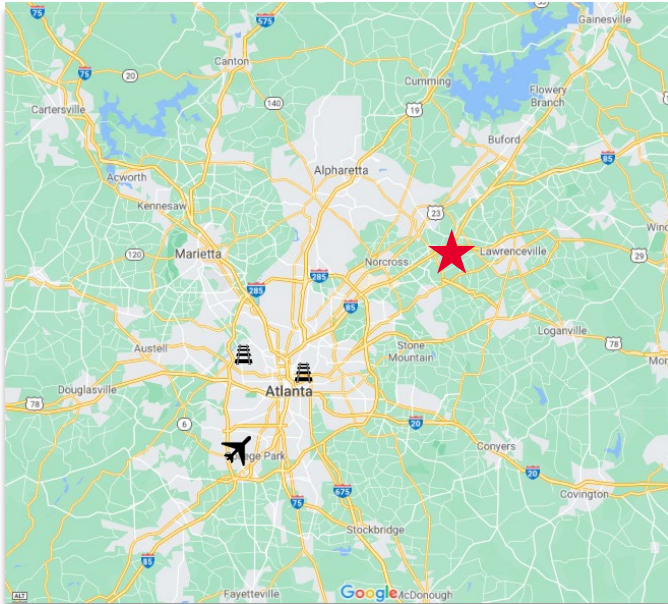
Breakroom



Corner Executive Office

± 20,000 SF COLD STORAGE
± 10,500 SF OFFICE
SUBLEASE

2410 Tech Center Parkway, Lawrenceville, GA



INTERSTATES & HIGHWAYS

I-85	1.4 Miles
I-85 / GA-316 Split	10 Miles
I-285	21 Miles
I-20	37 Miles

AIR

Hartsfield-Jackson International Airport	45 Miles
Greenville-Spartanburg Airport	123 Miles

RAIL

2 Class 1 Service Providers	
Inman Intermodal (NFS)	36 Miles
Hulsey Intermodal (CSX)	43 Miles

PORTS

Port of Savannah, 42' Channel Depth	253 Miles
Port of Charleston, 45' Channel Depth	296 Miles
Port of Jacksonville, 40' Channel Depth	379 Miles

