

NORTHEAST

INDUSTRIAL CENTER

Class A Industrial Space Available For Lease
69,333 - 216,636 SF



6875 BEST FRIEND RD, ATLANTA, GA 30340



Building Highlights

- 216,636 SF building (divisible)
- 11,168 SF office spread over two office pods, including mezzanine office
- 24' minimum clear height
- Thirty-two (32) dock doors; thirty (30) with pit levelers
- Two (2) drive-in doors
- Eleven (11) rail doors
- One hundred and twenty-two (122) auto parking spaces
- 40' x 40' column spacing
- ESFR sprinkler system
- Power: 277/480V, 2,000A
- Additional trailer storage available
- Potential rail available



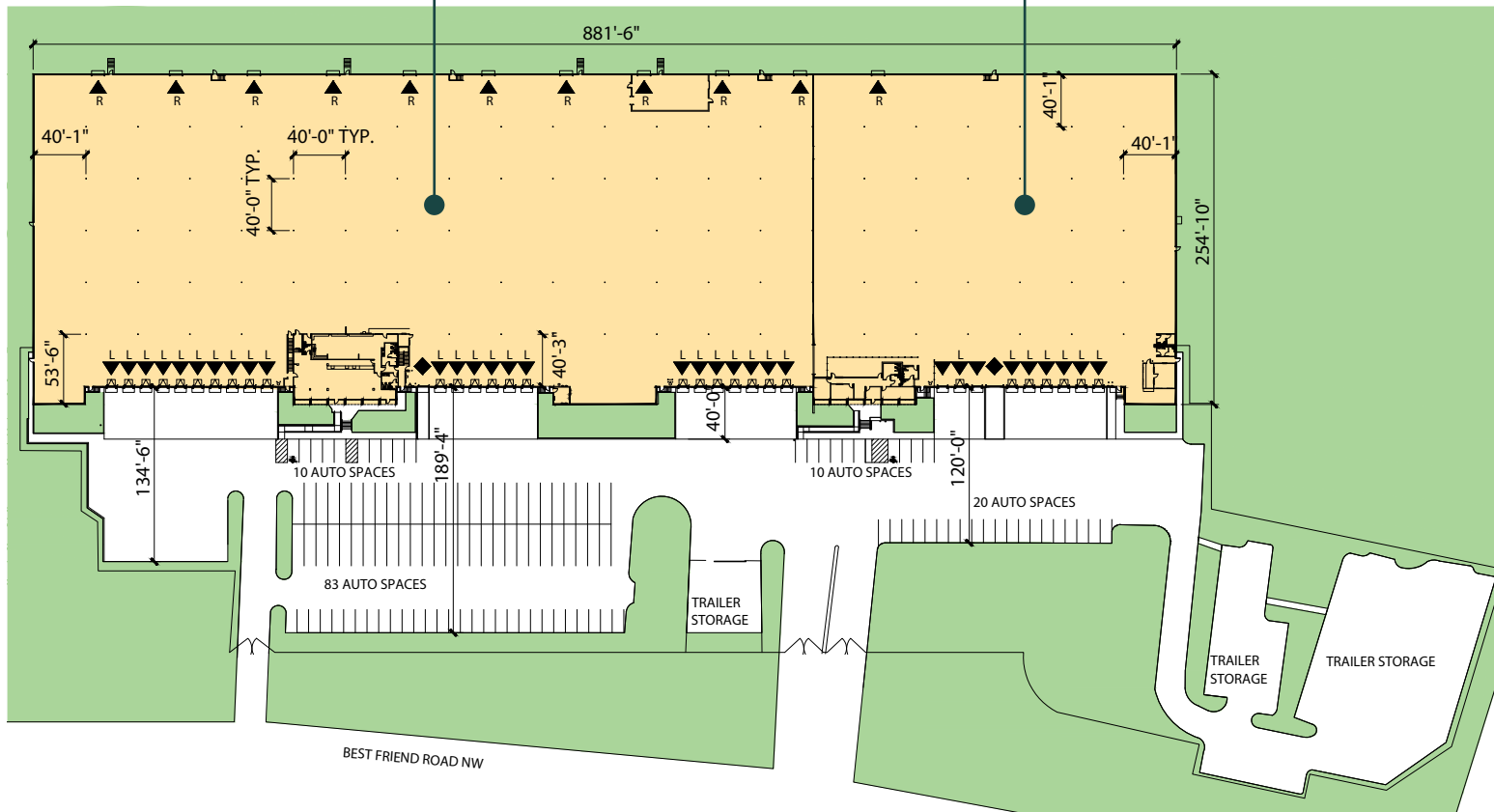
Master Site Plan

SUITE 100

147,303 SF Total
 138,135 SF Warehouse
 8,689 SF Office
 - 4,635 Main Office
 - 4,054 Mezzanine Office
 Dock Doors: 23
 Drive-in Doors: 1
 Rail Doors: 10

SUITE 130

69,333 SF Total
 66,888 SF Warehouse
 2,479 SF Office
 Dock Doors: 9
 Drive-in Doors: 1
 Rail Doors: 1



LEGEND

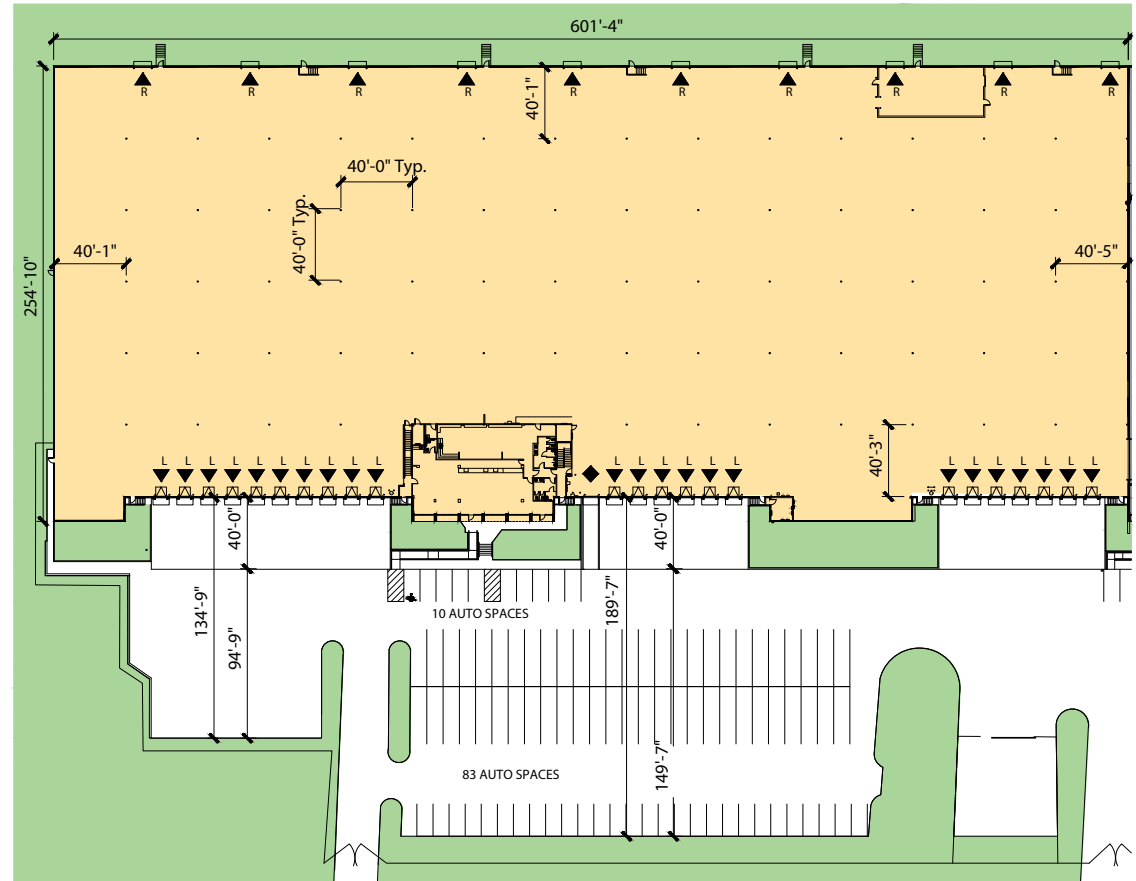
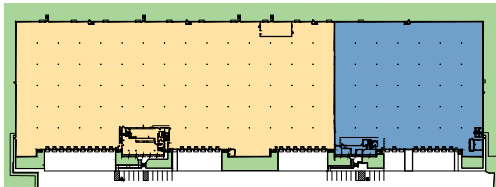
- ▲ Dock Door
- ▼^L Dock Door w/ Leveler
- ◆ Drive-in Door
- ▲_R Rail Doors
- ▭ Edge of Dock Leveler
- ▭ Pit Leveler
- Land
- Available

Suite 100

SUITE HIGHLIGHTS

- 147,303 SF available
 - 142,682 SF Warehouse
 - 8,689 SF Mezzanine Office Layout
 - 4,635 SF Main Office
 - 4,054 Mezzanine Office
- Min. Clear Height: ±24'-0"
- Auto Parking: 89
- Dock Doors: 23 (all equipped with levelers)
- Drive-in Doors: 1
- Rail Doors: 10

KEY PLAN



LEGEND

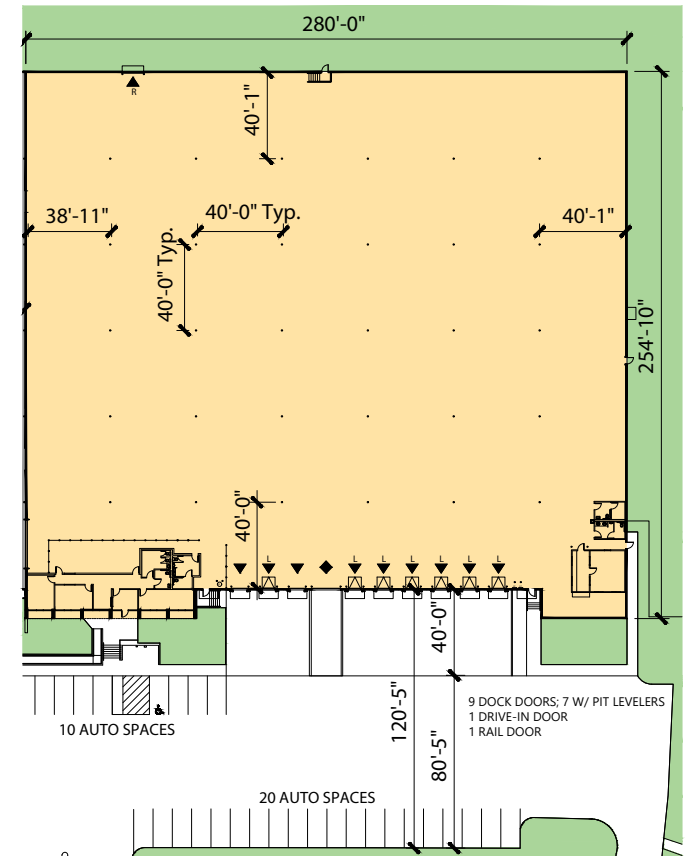
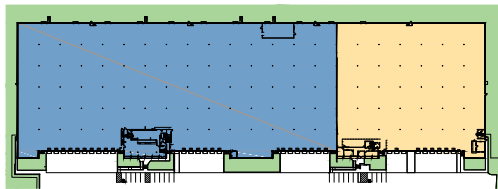
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|-----------|---------------------------|---------------|------------|-------------------------|-------------|------|-----------|
| ▲ | ▼ | ◆ | ▲
R | ▤ | ▥ | ■ | ■ |
| Dock Door | Dock Door
with Leveler | Drive-in Door | Rail Doors | Edge of Dock
Leveler | Pit Leveler | Land | Available |

Suite 130

SUITE HIGHLIGHTS

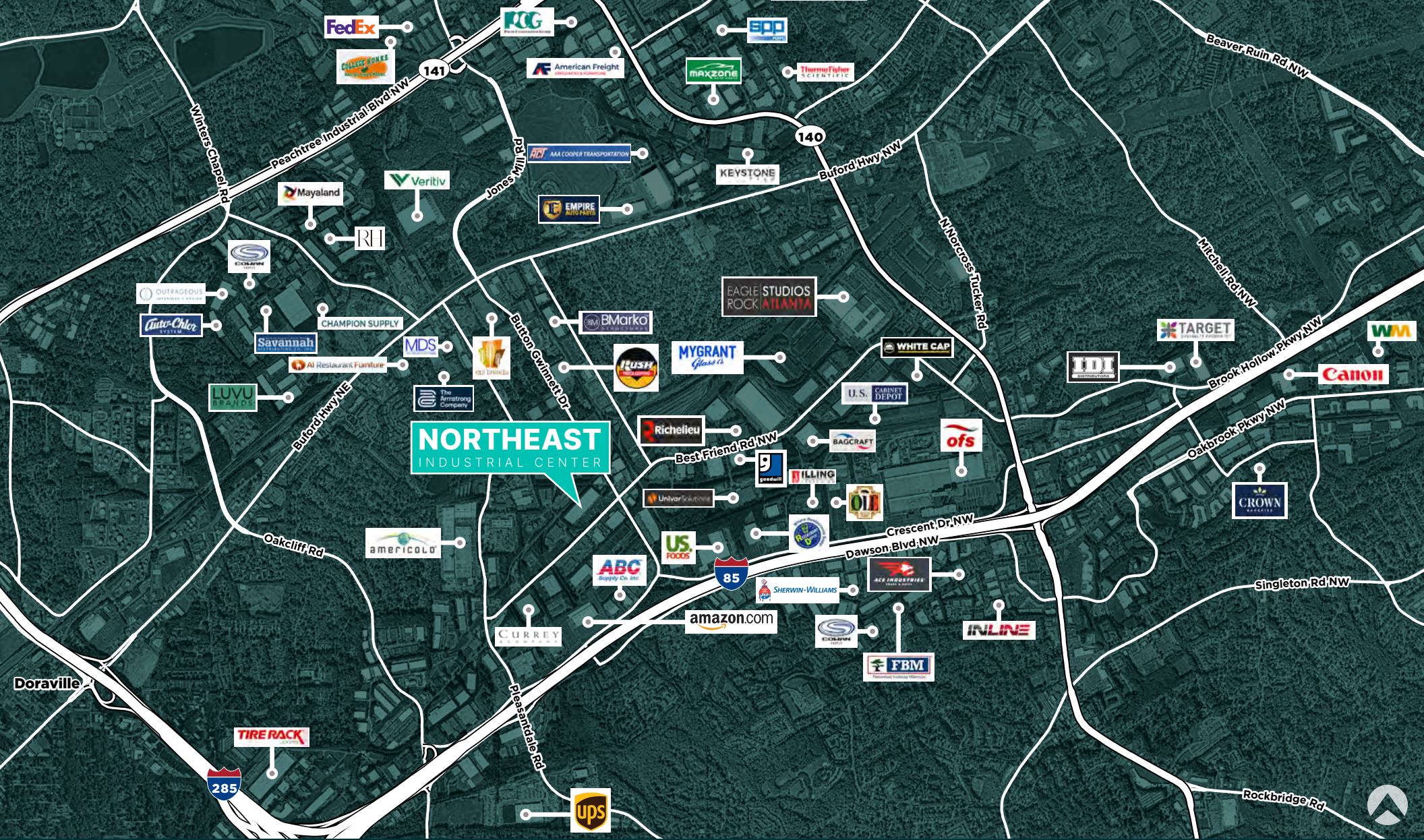
- 69,333 SF available
 - 66,888 SF Warehouse
 - 2,479 SF Office
- Min. Clear Height: ±24'-0"
- Auto Parking: 39
- Dock Doors: 9 (7 equipped with levelers)
- Drive-in Doors: 1
- Rail Doors: 1

KEY PLAN



LEGEND

▲	▼	◆	▲ R	▤	▥	■	■
Dock Door	Dock Door with Leveler	Drive-in Door	Rail Doors	Edge of Dock Leveler	Pit Leveler	Land	Available



Strategic Location, Industrial Excellence



±24.7 miles to Hartsfield-Jackson International Airport



±0.8 miles to I-85



±2.3 miles to I-285



±41 miles to CSX Fairburn Ramp



±262 miles to Port of Savannah



310 miles to Port of Charleston



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NORTHEAST
INDUSTRIAL CENTER



OPERATIONS

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts & material handling equipment
- Automation solutions



MOBILITY

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots & hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



ENERGY + SUSTAINABILITY

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



WORKFORCE

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing & retention programs
- Training & certification

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For more information, please contact:

JAMES PHILLPOTT

+1 404 259 7130

james.phillpott@cushwake.com

HELEN CAUTHEN

+1 865 806 3561

helen.cauthen@cushwake.com

CONNOR LARKIN

+1 404 683 3582

connor.larkin@cushwake.com

1180 Peachtree Street, Suite 3100
Atlanta, GA 30309 | USA
www.cushmanwakefield.com

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RACHEL KARLE

+1 404 760 7260

rkarle@prologis.com

3350 Peachtree Road, Suite 850
Atlanta, GA 30326 | USA

ABOUT PROLOGIS

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At March 31, 2024, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.