

MAJESTIC NORCROSS CENTER I

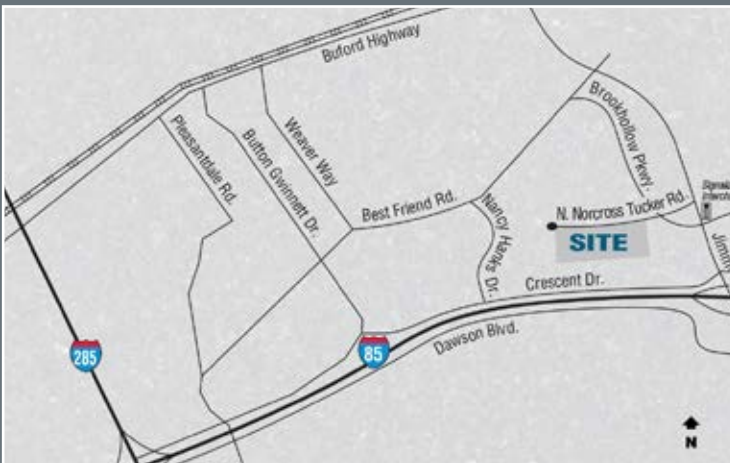
BULK DISTRIBUTION FACILITY

500,000 SQUARE FEET - FOR LEASE

FEDERAL AND STATE OPPORTUNITY ZONE



1950 N. Norcross Tucker Road,
Norcross, Georgia (Gwinnett County)



BUILDING 1 FEATURES:

Land Size: 29.5 Acres

Office: 12,281 SF

Clear Height: 30' Below Bar Joist - Max Top of Steel Elevation of 34' 10"

Column Spacing: 42' x 40'

Loading:

78 - 9' x 10' Dock High Positions

3 - 10' x 14' Drive-In Doors w/Ramps

Sprinkler System: ESFR

Power: 2,000 amps, 277/480 volt

Lighting: T-5

Parking: 132 Autos (expandable)

Opportunity Zone: Federal and State in Place



A Development of:



MAJESTIC REALTY CO.

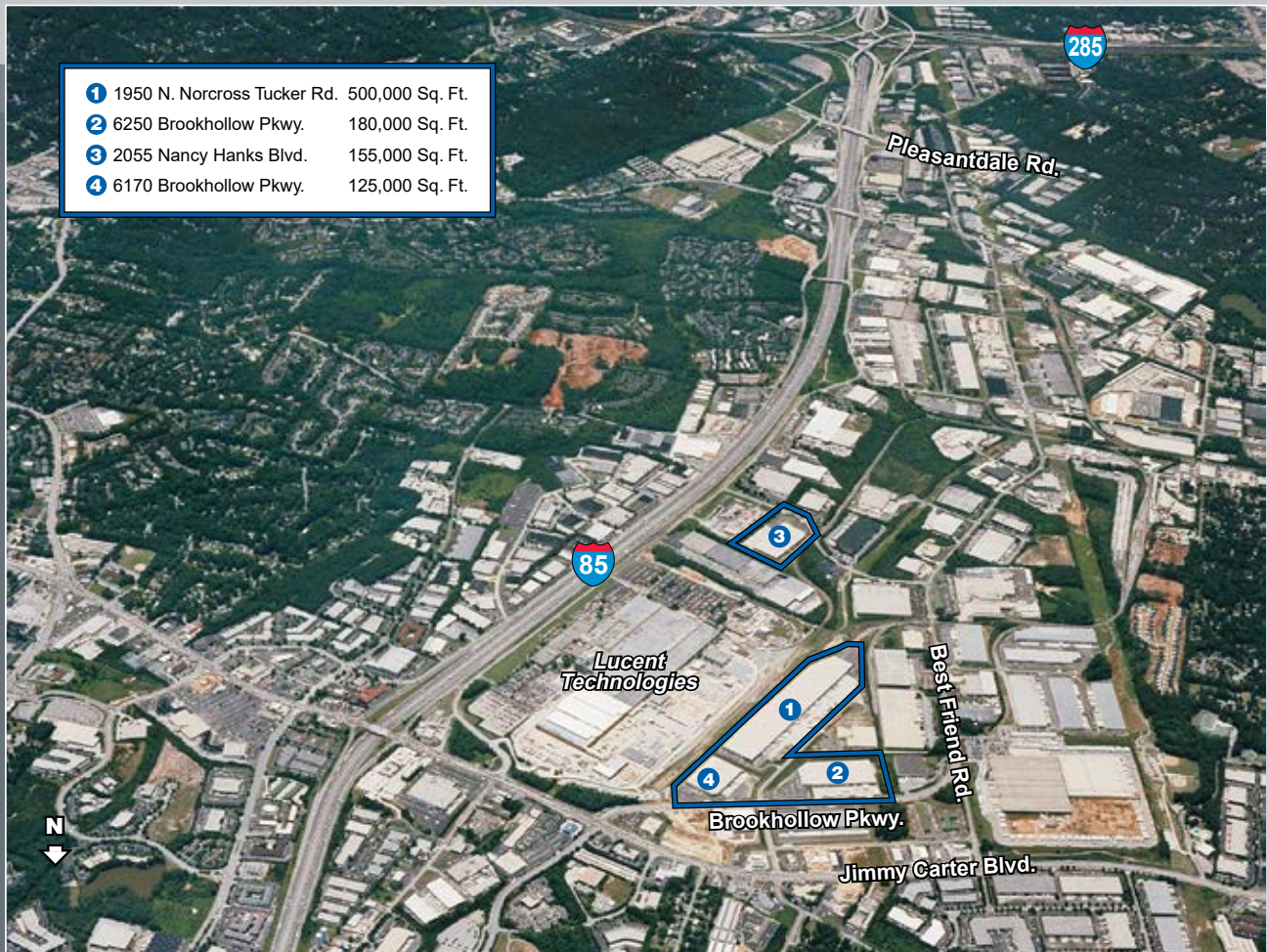
Corporate Office:
13191 Crossroads Pkwy, North
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Will Lombard
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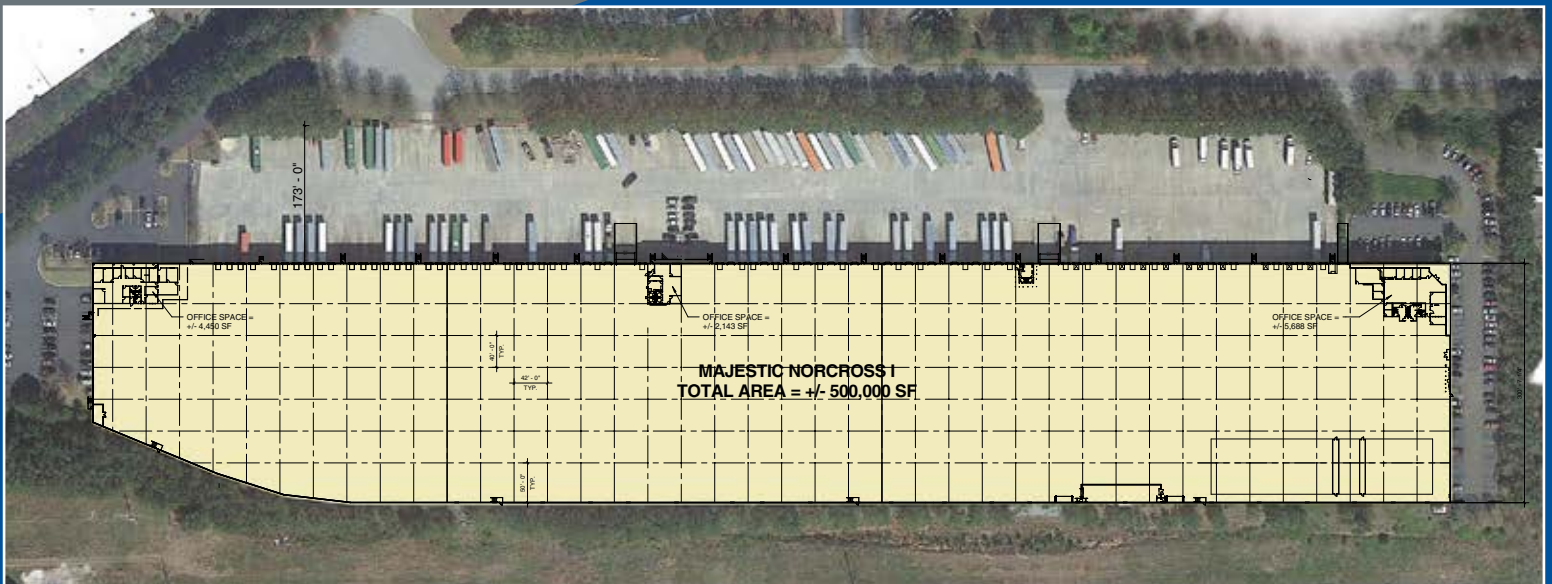
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1950 N. Norcross Tucker Road, Norcross, Georgia



- 1 1950 N. Norcross Tucker Rd. 500,000 Sq. Ft.
- 2 6250 Brookhollow Pkwy. 180,000 Sq. Ft.
- 3 2055 Nancy Hanks Blvd. 155,000 Sq. Ft.
- 4 6170 Brookhollow Pkwy. 125,000 Sq. Ft.



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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.