



161,229 SF MANUFACTURING/PRODUCTION BUILDING AVAILABLE

# 2225

## SKYLAND COURT

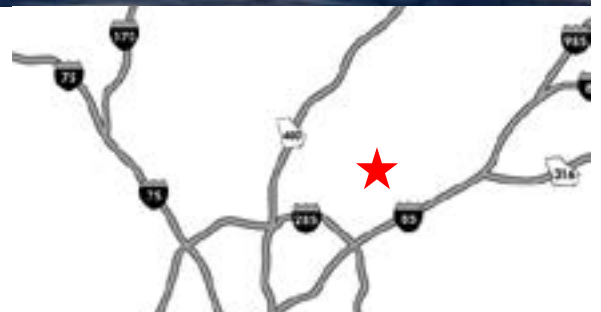
NORCROSS, GA 30071

Partnership. Performance.



### Property Highlights

<b>Total Building</b>	161,229 SF	<b>Slab depth</b>	6" deep
<b>Office</b>	32,292 SF - mezzanine 16,400 1st flr, 16,400 2nd flr	<b>Acreage</b>	± 10
<b>Clear Heights</b>	24' and 40'	<b>Column Spacing</b>	52' x 40'
<b>Power</b>	4,000 Amps, 3-Phase	<b>Building Depth</b>	400'
<b>Dock Highs</b>	8 DH, 6 w/ pit levelers	<b>Zoned</b>	M1
<b>Drive-Ins</b>	2 oversized, 20'x20'	<b>Year Built</b>	2002
<b>Truck Court</b>	120' deep	<b>Roof</b>	TPO roof replaced 2014
<b>Parking</b>	± 200 parking spaces	<b>Location</b>	Within opportunity zone
<b>Cranes</b>	3 total, two 10-ton, one 15-ton	<b>Data</b>	Modern Cat 5/E wiring



1.5 Miles



3 Miles



26 Miles



260 Miles

**Brent Weitnauer, SIOR, Principal**  
404.865.3667  
brent.weitnauer@avisonyoung.com

**Chip Watson, SIOR, Principal**  
404.865.3668  
chip.watson@avisonyoung.com

**Ben Parker**  
404.865.3677  
ben.parker@avisonyoung.com

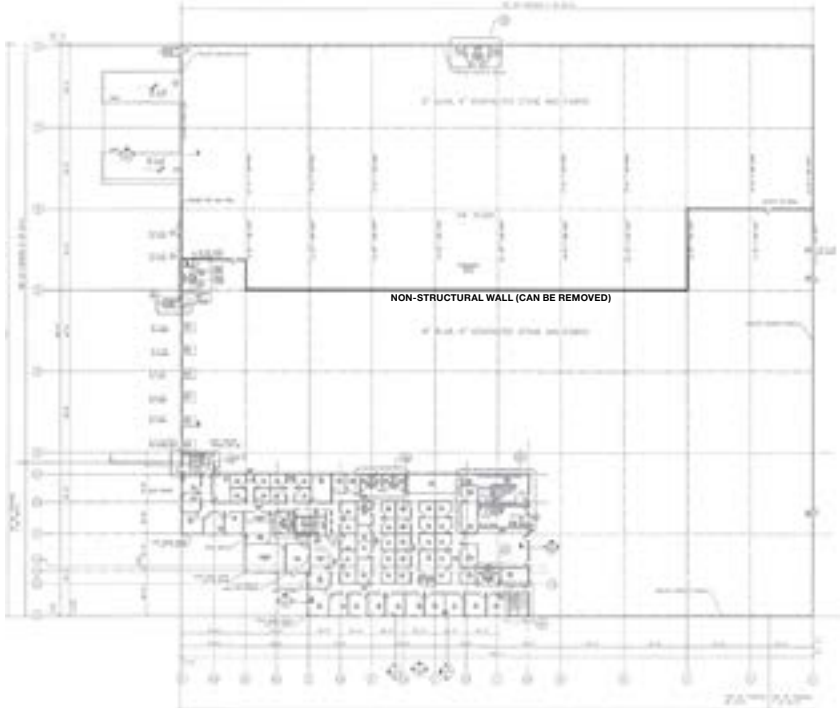
**Adam Thomas, CCIM**  
770.916.6135  
adam.thomas@avisonyoung.com



Platinum member



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