

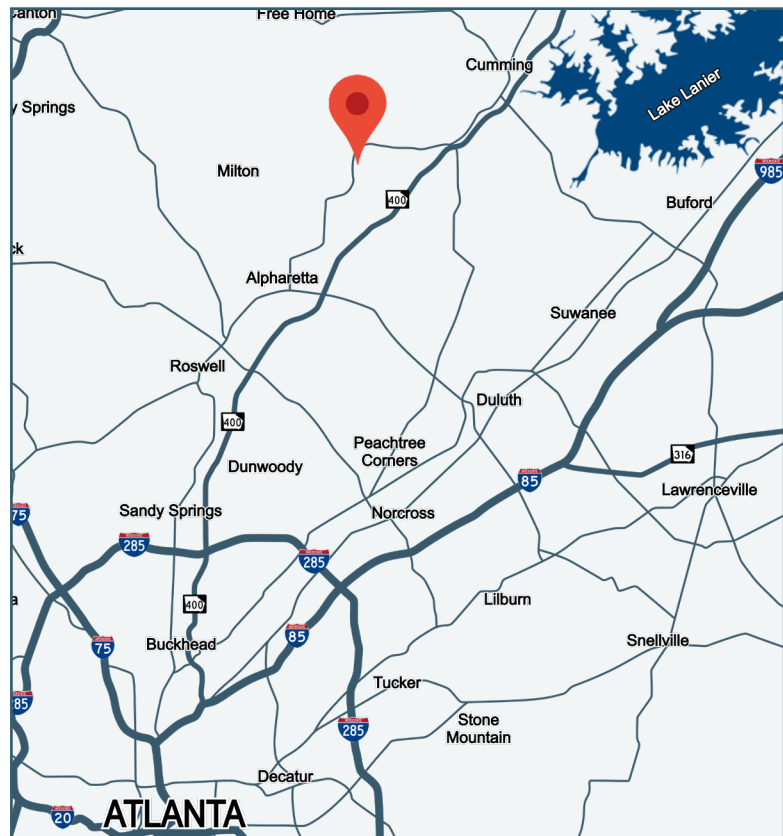
FOR LEASE

HIGHLAND RIDGE BUSINESS CENTER PHASE 3



PROPERTY INFORMATION

ADDRESS:	5720 Trade Drive Alpharetta, Georgia 30004
BUILDING TYPE:	Rear-Load Distribution Warehouse
BUILDING SIZE:	175,200 square feet
CEILING HEIGHT:	32'
COLUMN SPACING:	53' W x 60' D
AUTO PARKING:	190 spaces
TRUCK COURT:	110'
OUTSIDE STORAGE:	±1 acre
DOORS:	30 (9' x 10') Dock-High 2 (14' x 16') Dock-High 2 (14' x 16') On Grade 2 (9' x 10') On Grade 3 (12' x 14') Dock-High Knockouts
ROOF:	45 mil, TPO R-22 rigid insulation
FLOOR SLAB:	6" thick 4000 PSI concrete
FIRE PROTECTION:	ESFR system
ELECTRICAL:	2000 amp, 277/480 volts, 3 phase
ACCESS:	Located off Commerce Blvd / Hwy 9, with convenient access to GA-400 at Exit 13 (McFarland Pky)



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

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PROPOSED SITE PLAN



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All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.