

HIGHLAND RIDGE BUSINESS CENTER

5720 TRADE DRIVE, ALPHARETTA, GA 30004

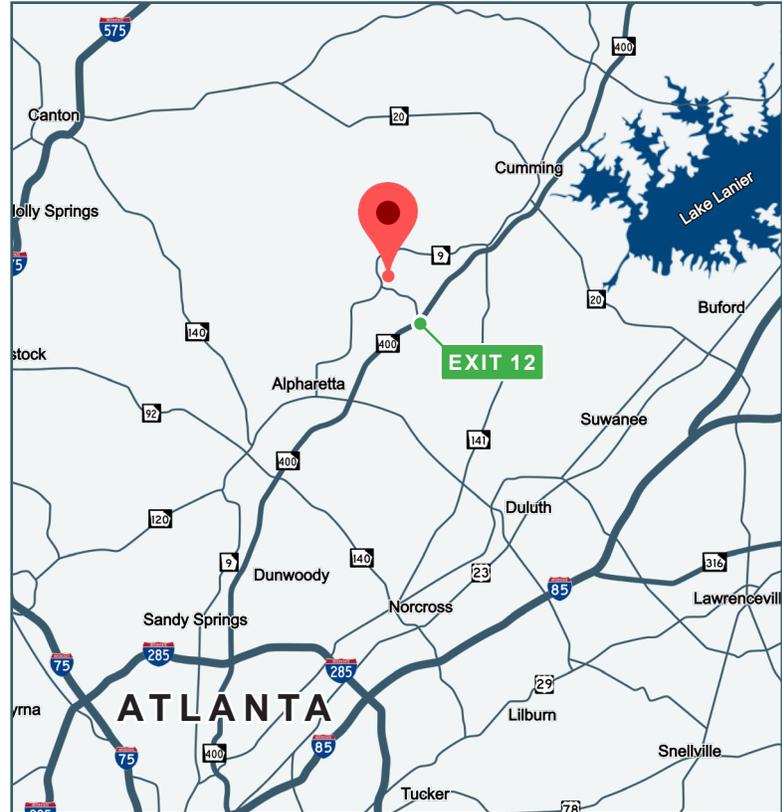
MULTI-TENANT OFFICE WAREHOUSE

±25,000 - 125,168 SF AVAILABLE



**RECENTLY DELIVERED
Q1 2026 OCCUPANCY**

BUILDING	175,461 SF Distribution Warehouse
DIVISIBILITY	±25,000 - 125,168 SF
OFFICE	2,600 SF Spec Underway; Build-to-Suit Office also Available
TYPE	Tilt Wall, Rear Load
DIMENSIONS	730' W X 240' D
CEILING HEIGHT	32' Clear
COLUMN SPACING	52' W x 60' D
TRUCK COURT	210', Full Concrete
FLOOR	6" 4,000 PSI Concrete Slab
ROOF	White TPO, R-25 Rigid Insulation
ELECTRICAL	2,000 Amp, 277/480 Volt, 3 Phase
LIGHTING	Clerestory Windows, BTS LED
FIRE PROTECTION	ESFR Sprinkler System
TRUCK DOORS	32 Dock-High 3 Drive-In 3 Dock-High Knockout
AUTO PARKING	188 Spaces
TRAILER PARKING	33 Spaces / ±1 Acre IOS



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



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

James Hicks	404-304-2386	james@hughes-cre.com
Tommy Hughes, Jr.	404-218-5080	tommy@hughes-cre.com
Cade McDonald	404-307-5166	cade@hughes-cre.com

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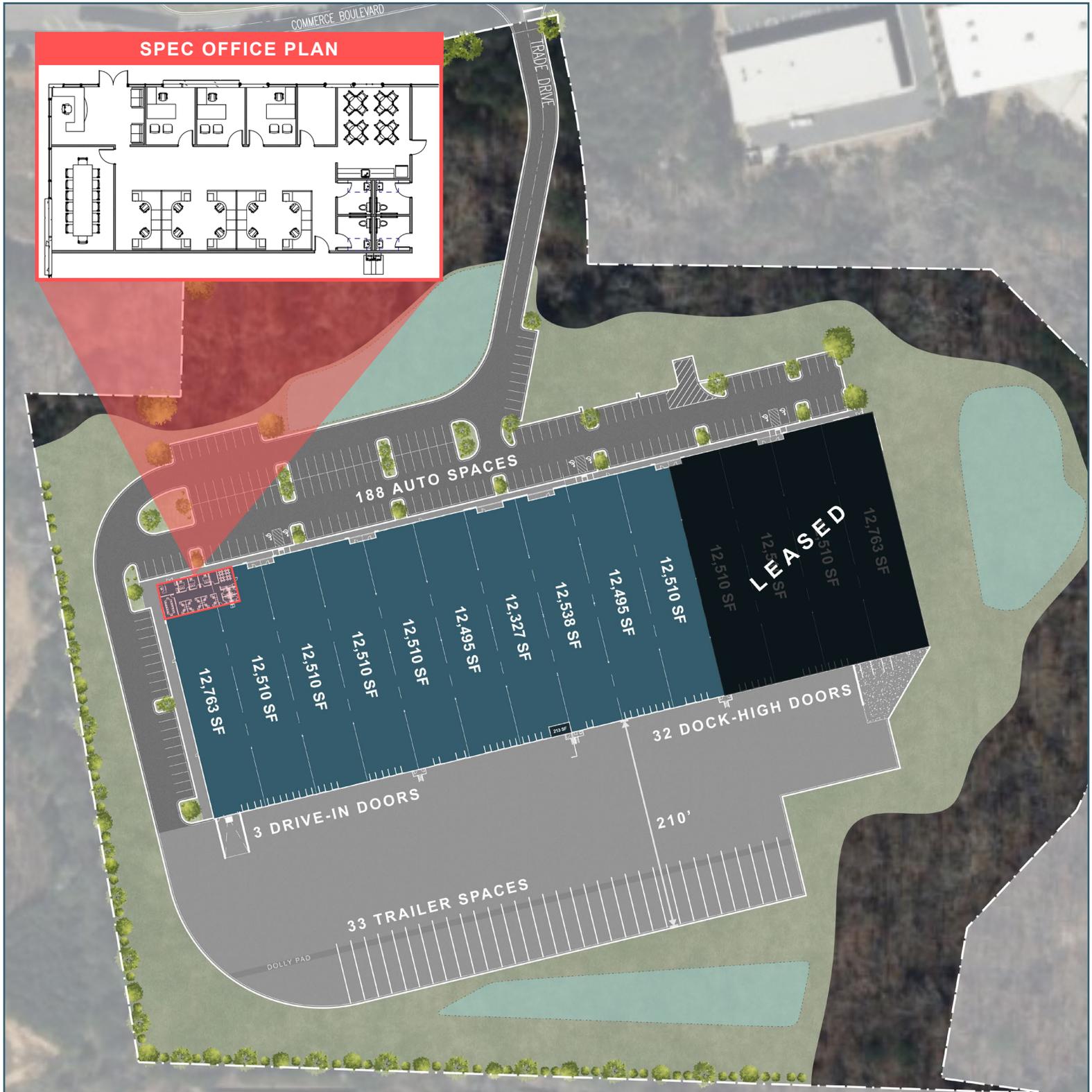
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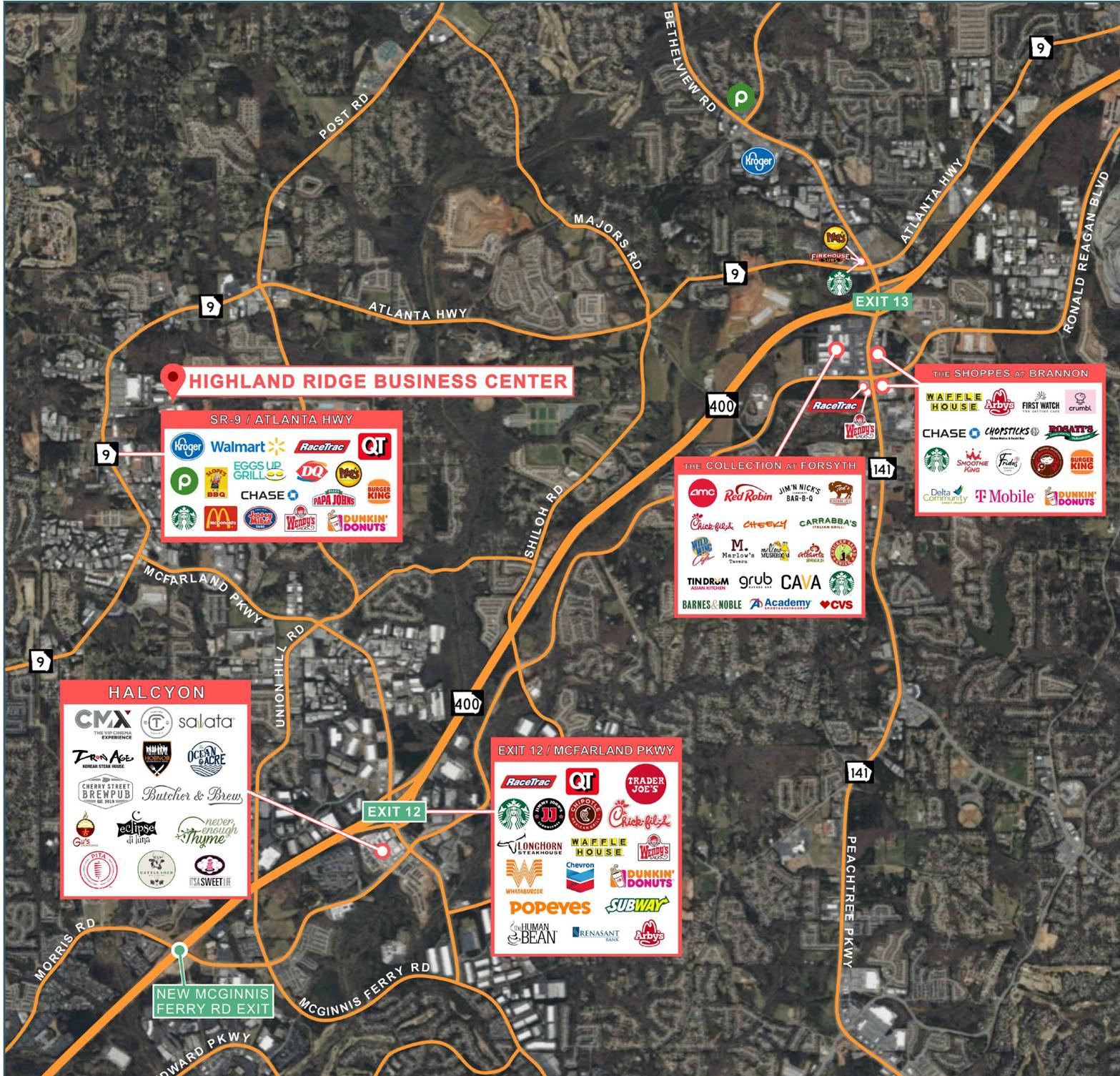
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LOCAL AMENITIES



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CORPORATE NEIGHBORS



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