

1030 NORCROSS INDUSTRIAL CT

NORCROSS, GA 30071



HIGH STREET
LOGISTICS PROPERTIES

100,000 SF

FOR LEASE OR SALE

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Colliers

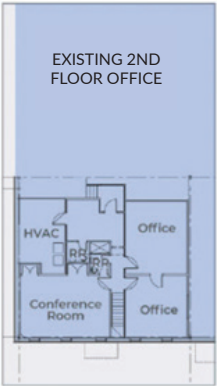
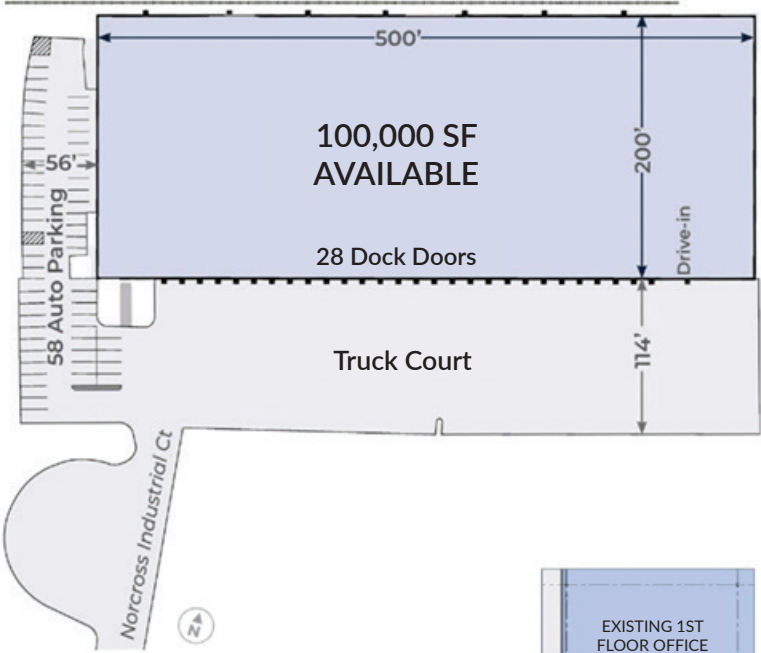
MOVE-IN READY INFILL DISTRIBUTION SPACE

BUILDING SPECS & SITE PLAN

BUILDING SPECIFICATIONS

	AVAILABLE SF	100,000
	CONFIGURATION	Front Load
	OFFICE SF	2,000 SF newly renovated
	CLEAR HEIGHT	24'
	COLUMN SPACING	41' x 40'
	TRUCK COURT	114'
	DOCK DOORS	28 (8' x 10'), 18 with levelers
	DRIVE-IN DOORS	1 (12' x 14')
	AUTO PARKING	58 spaces
	LIGHTING	LED on motion sensor
	POWER	1,200A, 120/208V
	SPRINKLERS	Wet

SITE PLAN



Additional 2,000 SF mezzanine space

LOCATION MAP

1030 NORCROSS INDUSTRIAL CT
NORCROSS, GA 30071

LOCATION HIGHLIGHTS



Immediate access to Buford Highway (US-23), a major commercial and transportation corridor serving Metro Atlanta



Easy connectivity to I-285 and I-85 providing access throughout Metro Atlanta



Strategically located within one of Metro Atlanta's largest and most diverse labor pools

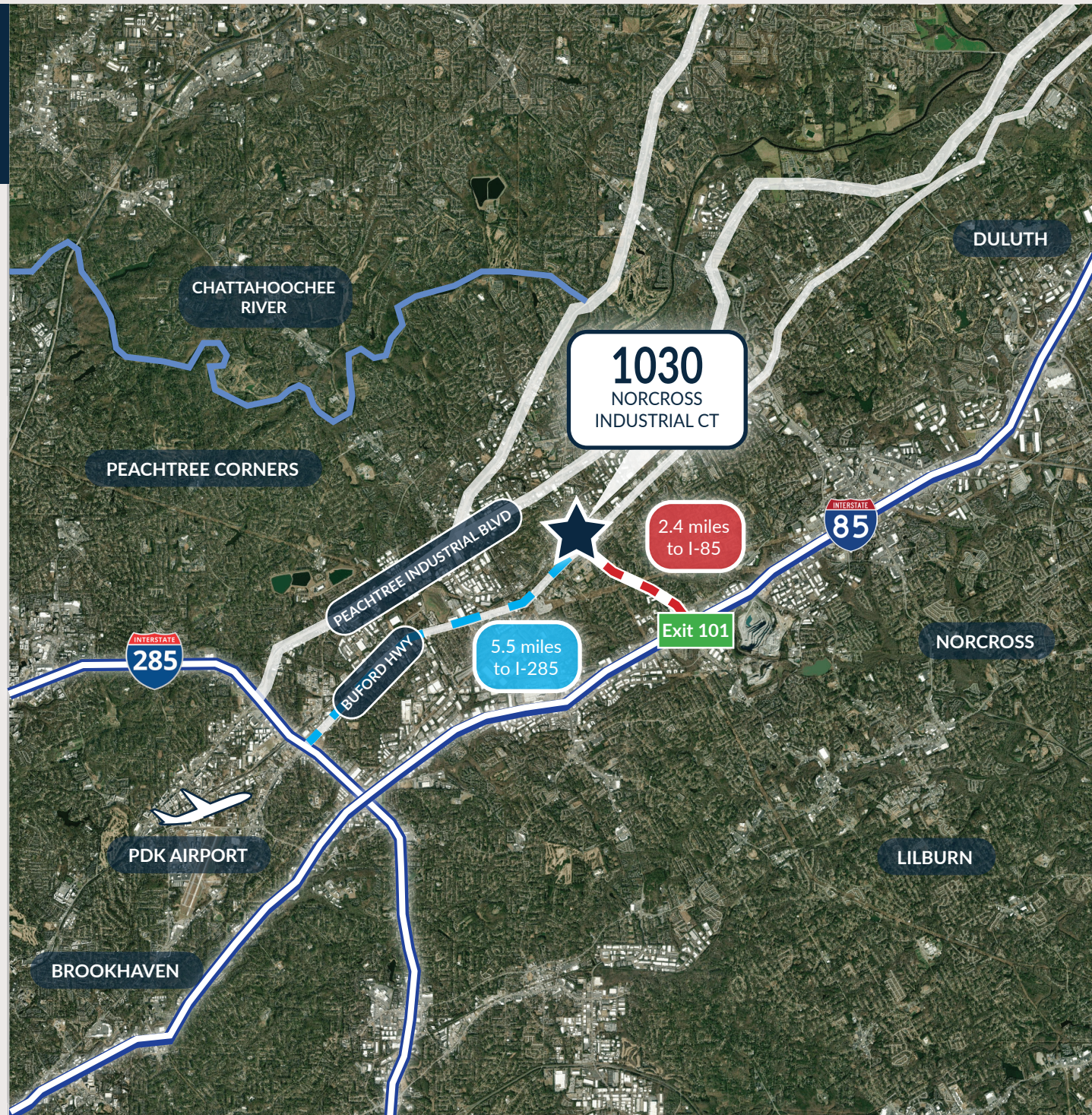


±31 Miles to Hartsfield-Jackson Atlanta International Airport, the nation's premier air cargo gateway



Minutes from both UPS and FedEx Ground hubs, providing efficient access to national parcel distribution networks

0.1 MILES	Buford Hwy	3 MILES	FedEx
2.4 MILES	I-85	7 MILES	UPS
5.5 MILES	I-285	31 MILES	Airport



CORPORATE NEIGHBORHOOD



DEMOGRAPHICS

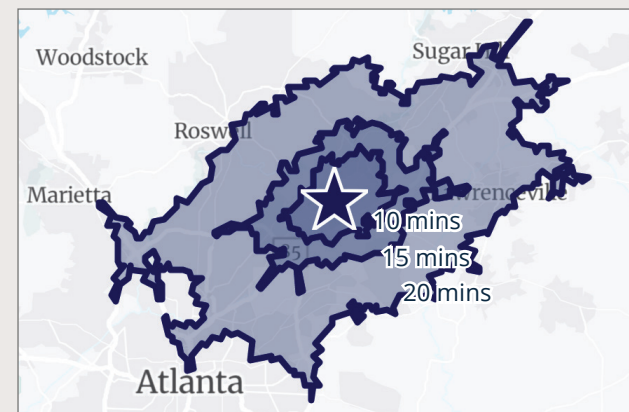
3 miles 5 miles 10 miles

POPULATION

2026 Est. Population	81,056	261,367	970,010
2031 Est. Population	83,391	267,458	995,061

LABOR

2026 Civilian Pop Age 16+ in Labor Force	45,752	142,364	539,004
2026 Employed Civilian Pop Age 16+	44,452	137,911	522,318
2026 Unemployed Pop Age 16+	1,300	4,453	16,686
2026 Unemployment Rate	2.8%	3.1%	3.1%
Blue Collar Workers	26.8%	28.5%	18.7%





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