

FOR LEASE - WAREHOUSE/FLEX

3150 Corners N Ct
Peachtree Corners, GA 30071



EXCLUSIVE LEASING AGENTS:

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License No. SL3422263 (FL)

BROKER OF RECORD

BILL PEDERSEN

LICENSE NO. 80041 (GA)



PROPERTY SUMMARY



\$13.00
RENT/SF

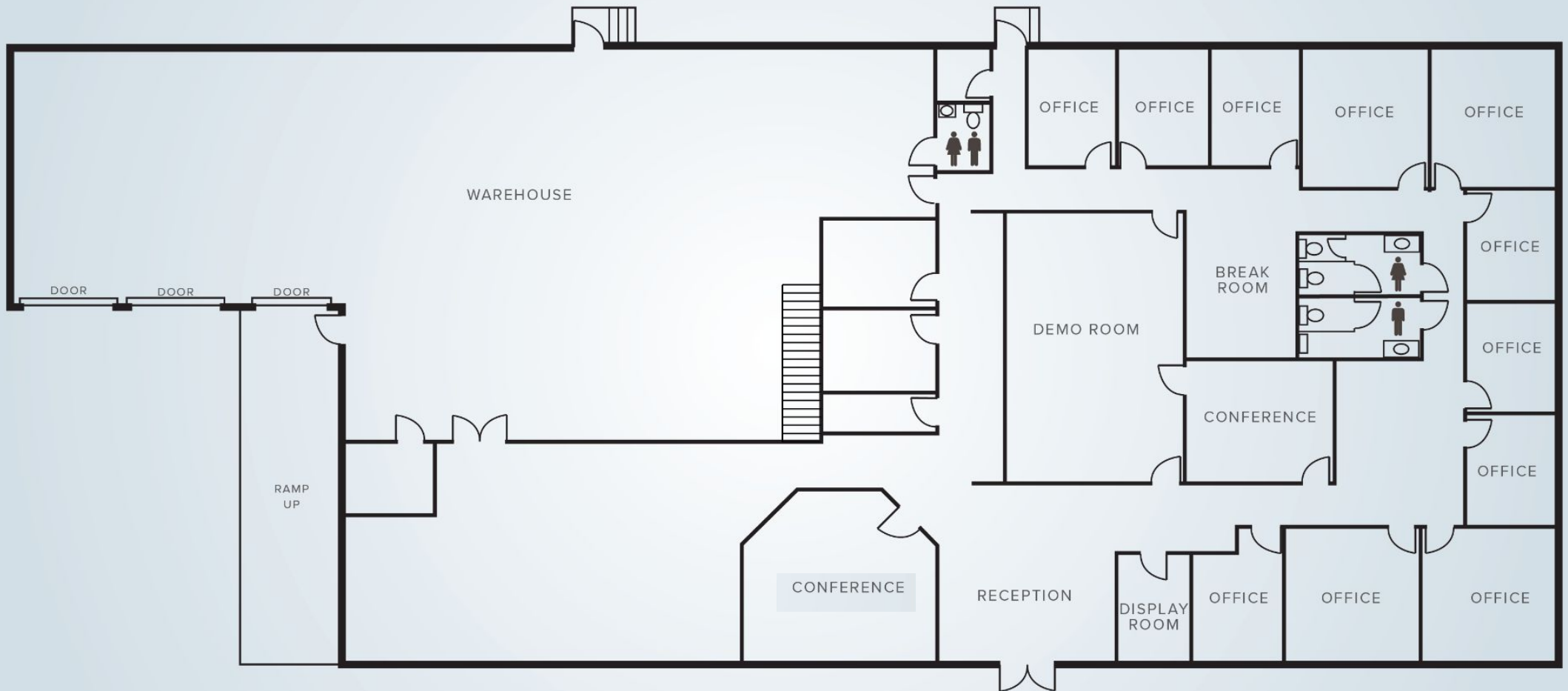


\$11,668
MONTHLY RENT

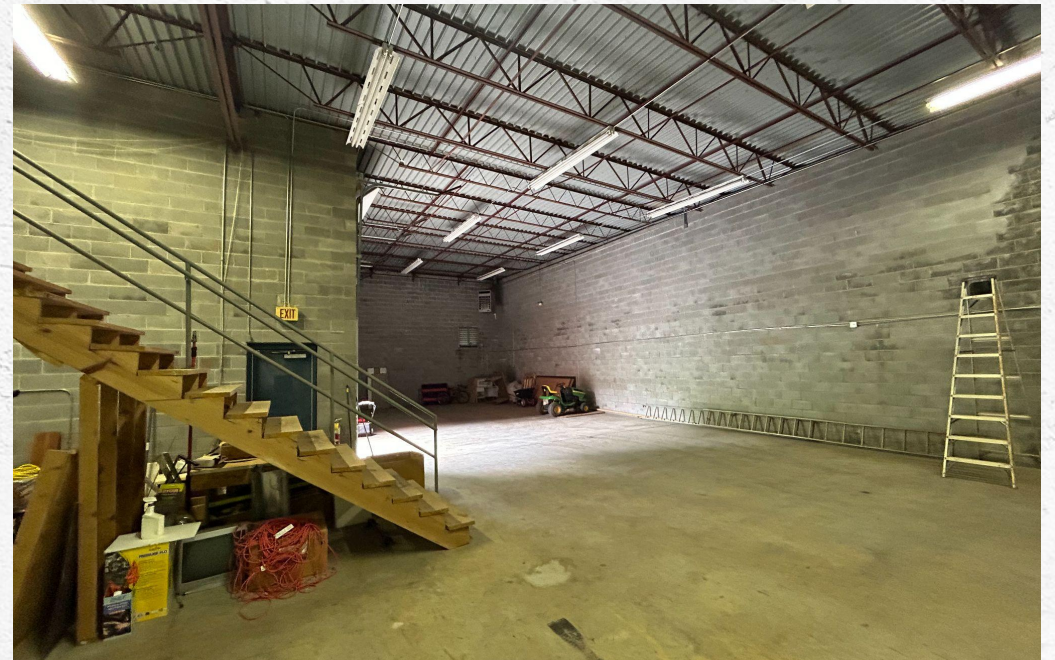
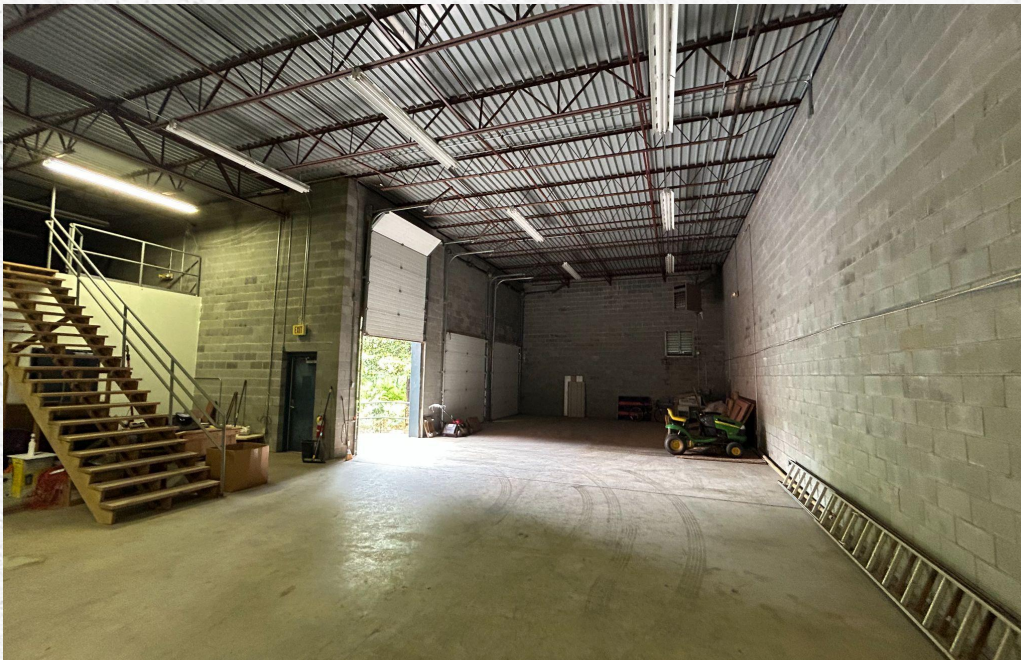
Property Summary

Address	3150 Corners N Ct, Peachtree Corners, GA 30071
Total SF	±10,770
AC	±1.49
Office SF	±4,918
Warehouse SF	±5,852
Zoning	M1 - Light Industrial
Clear Heights	21'
Year Built	1992
Construction	Masonry
Drive-In Doors	1
Dock Doors	2

SITE PLAN



INTERIOR PHOTOS





PEACHTREE INDUSTRIAL BLVD ± 42,300 VPD



JIMMY CARTER BLVD ± 44,800 VPD



BUFORD HWY ± 33,800 VPD



INTERSTATE 85 ± 297,000 VPD

MARKET OVERVIEW

PEACHTREE CORNERS, GA

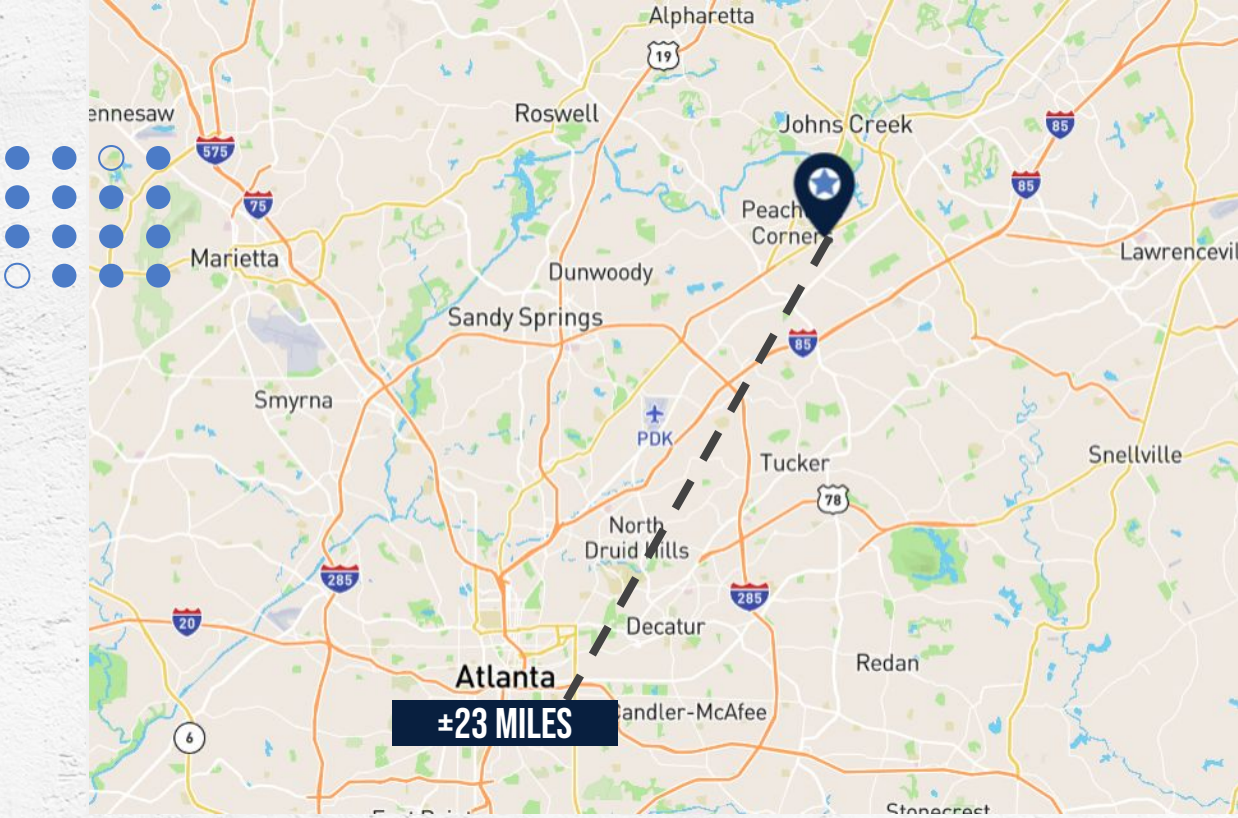
Peachtree Corners, Georgia, is strategically positioned ± 23 miles northeast of downtown Atlanta, providing direct access to major transportation routes such as Interstates 85 and 285, along with State Routes 141 and 140, which support efficient logistics and regional distribution. The area is served by Norfolk Southern Railway and is ± 5.7 miles from the Doraville MARTA station. Hartsfield-Jackson Atlanta International Airport is ± 29 miles away, while Peachtree-DeKalb Airport is just ± 8 miles away.

Available warehouse and flex spaces range from roughly $\pm 1,300$ to $\pm 46,000+$ square feet. Recent developments like the \$103 million Peachtree Corners Town Center have added restaurants, retail, and public gathering space, increasing daily traffic and supporting local business activity.

ECONOMY

The local economy includes over 2,300 businesses, with major employers such as Hapag-Lloyd, Comcast, and Intuitive Surgical. Technology Park Atlanta, a ± 500 -acre business district, anchors much of the commercial activity, and the city's investment in tech infrastructure is reflected in projects like the Curiosity Lab—a ± 1.5 -mile autonomous vehicle testing track equipped with 5G.

These assets support growth in tech, logistics, and advanced manufacturing. A skilled labor pool drawn from metro Atlanta and above-average household incomes contribute to long-term economic strength. Continued commercial and residential development in the area adds to the appeal for companies seeking warehouse or flex space.



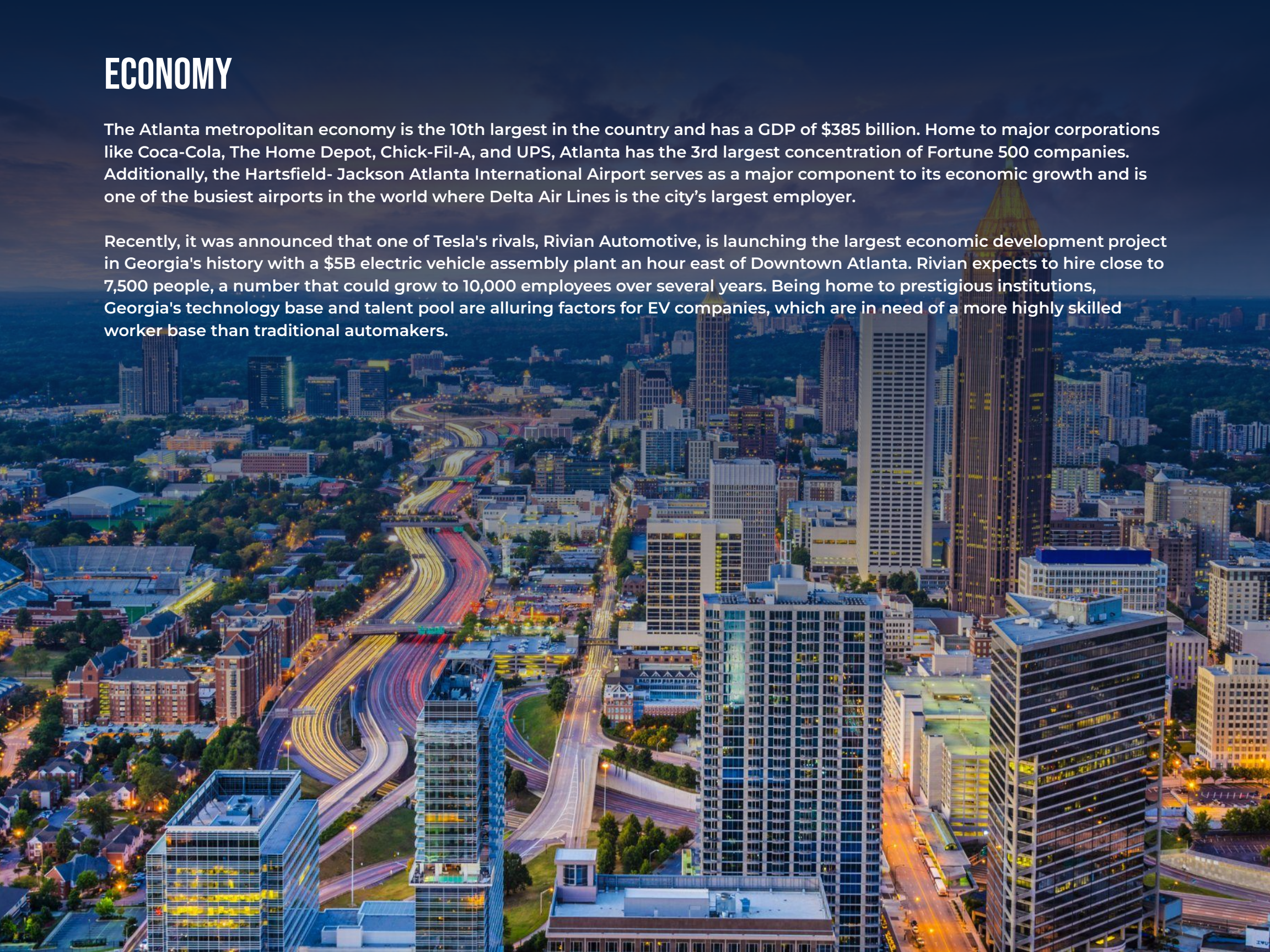
DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	6,675	83,278	243,491
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,837	31,318	90,006
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$144,349	\$129,831	\$117,760

ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years. Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.



WAREHOUSE/FLEX SPACE FOR LEASE

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This Leasing Package contains select information pertaining to the business and affairs of **3150 Corners N Ct Peachtree Corners, GA 30071** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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