



SUGARLOAF DISTRIBUTION CENTER

Three Buildings | 369,810 SF of Shallow Bay Distribution Space | Northeast Atlanta Submarket





SATELLITE BOULEVARD

1640 SATELLITE BLVD
86,410 SF

1630 SATELLITE BLVD
182,400 SF

1790 SATELLITE BLVD
101,000 SF



SUGARLOAF
DISTRIBUTION
CENTER

1640



Gexpro

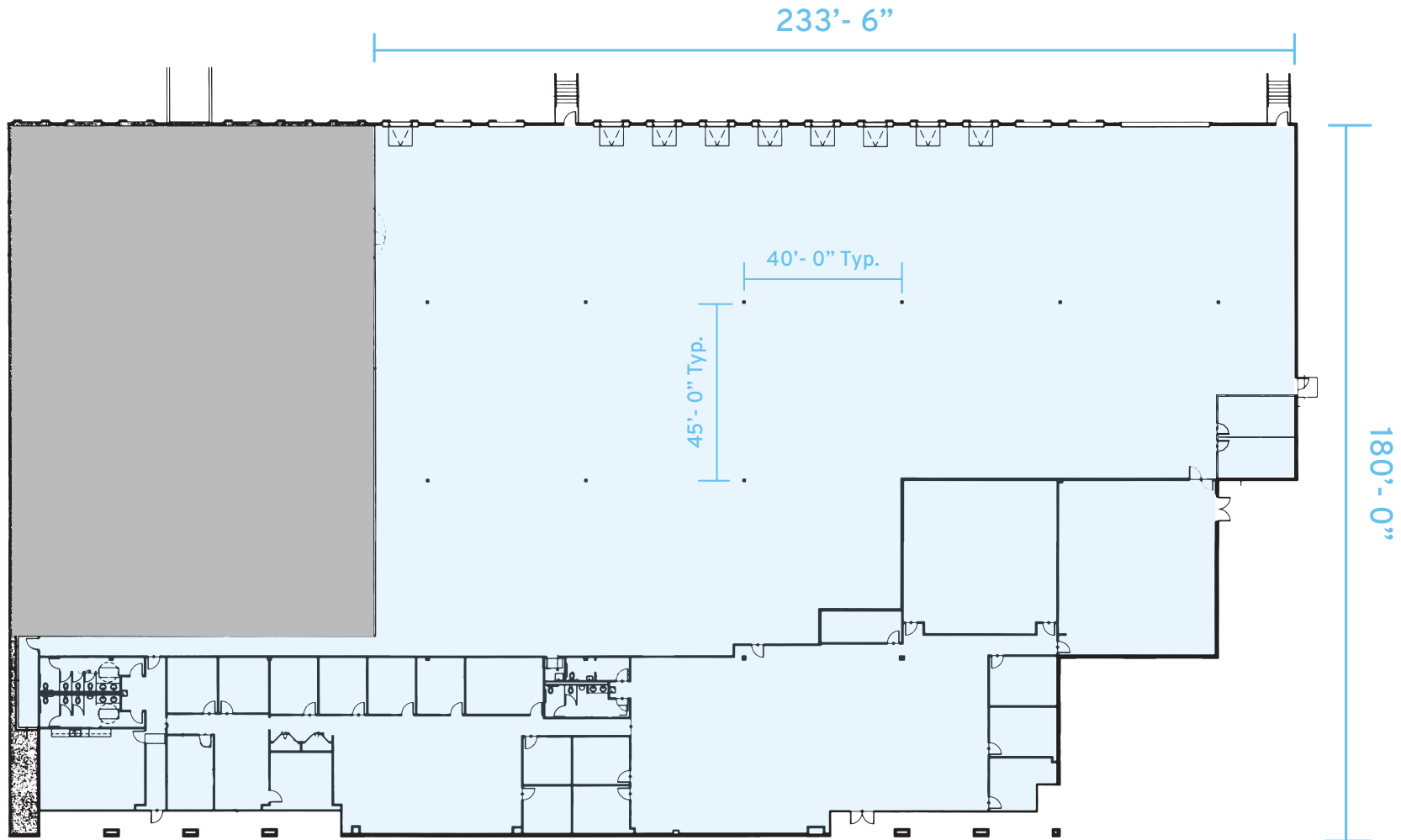
Electrical Supplies. Powerful Service.





CURRENT AVAILABILITIES

1640 Satellite Boulevard ♦ Suite 100 ♦ 42,879 SF



SUITE 100

Address: 1640 Satellite Blvd, Duluth, GA 30097

Suite: Suite 100

Building Size: 86,410 SF

Suite Size: 42,879 SF

Office Size: 14,850 SF

Clear Height: 28'

Loading: 13 Dock High Doors with 9 pit levelers
1 Ramped Drive In Door

Column Spacing: 40' W x 45' D

Sprinkler: ESFR





**SUGARLOAF
DISTRIBUTION
CENTER**

OLD PEACHTREE ROAD

EXIT 109

3 MIN
0.9 MILES



SUGARLOAF PARKWAY

85

N. BROWN ROAD

SEVER ROAD

EXIT 108

4 MIN
1.1 MILES

SATELLITE BOULEVARD



DRIVE TIME MAPS

Southeast Regional Access

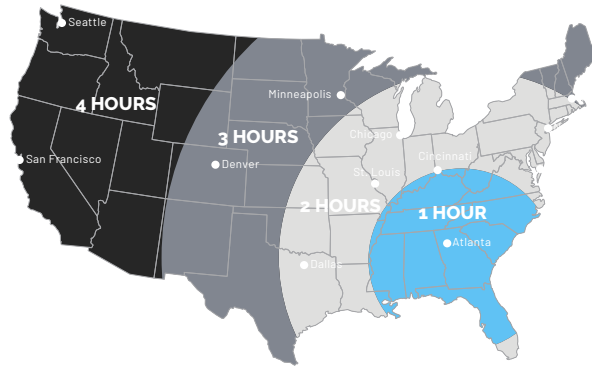
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
I-85 Access (Exit 109)	0.9 Miles
I-85 Access (Exit 108)	1.1 Miles
Georgia 316	3.9 Miles
I-985	4.5 Miles
Interstate 285	13.7 Miles

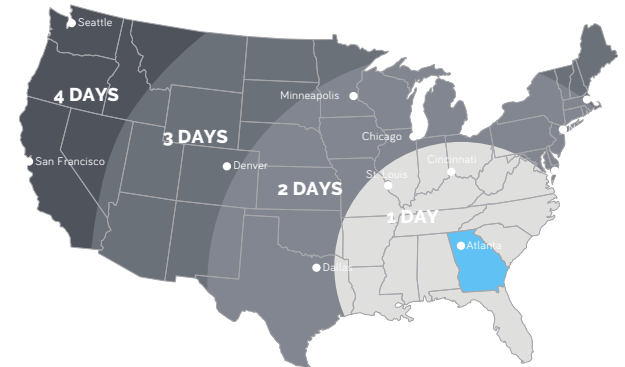
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
I-20	26.7 Miles
I-75	27.1 Miles
Greenville, SC	119 Miles
Charlotte, NC	218 Miles
Port of Savannah	274 Miles



TRUCK TRANSIT TIMES
FROM GEORGIA



AIR TRANSIT TIMES
FROM GEORGIA



RAIL TRANSIT TIMES
FROM GEORGIA



SUGARLOAF DISTRIBUTION CENTER

For leasing information, please contact:

NICK PEACHER

Senior Vice President

nicholas.peacher@streamrealty.com

404.962.8650

JACK SALLIS

Senior Vice President

jack.sallis@streamrealty.com

404.962.8651

