

# Majestic Norcross Center III

153,572 Square Feet

6525 Best Friend Road, Gwinnett County, Norcross, GA



**MAJESTIC NORCROSS**  
— C E N T E R —

**AVAILABLE JANUARY 2022**



- Less than 1 mile from Norfolk Southern Terminal
- Minutes from I-85 and I-285
- Federal and State Opportunity Zone

## For Leasing Inquiries:

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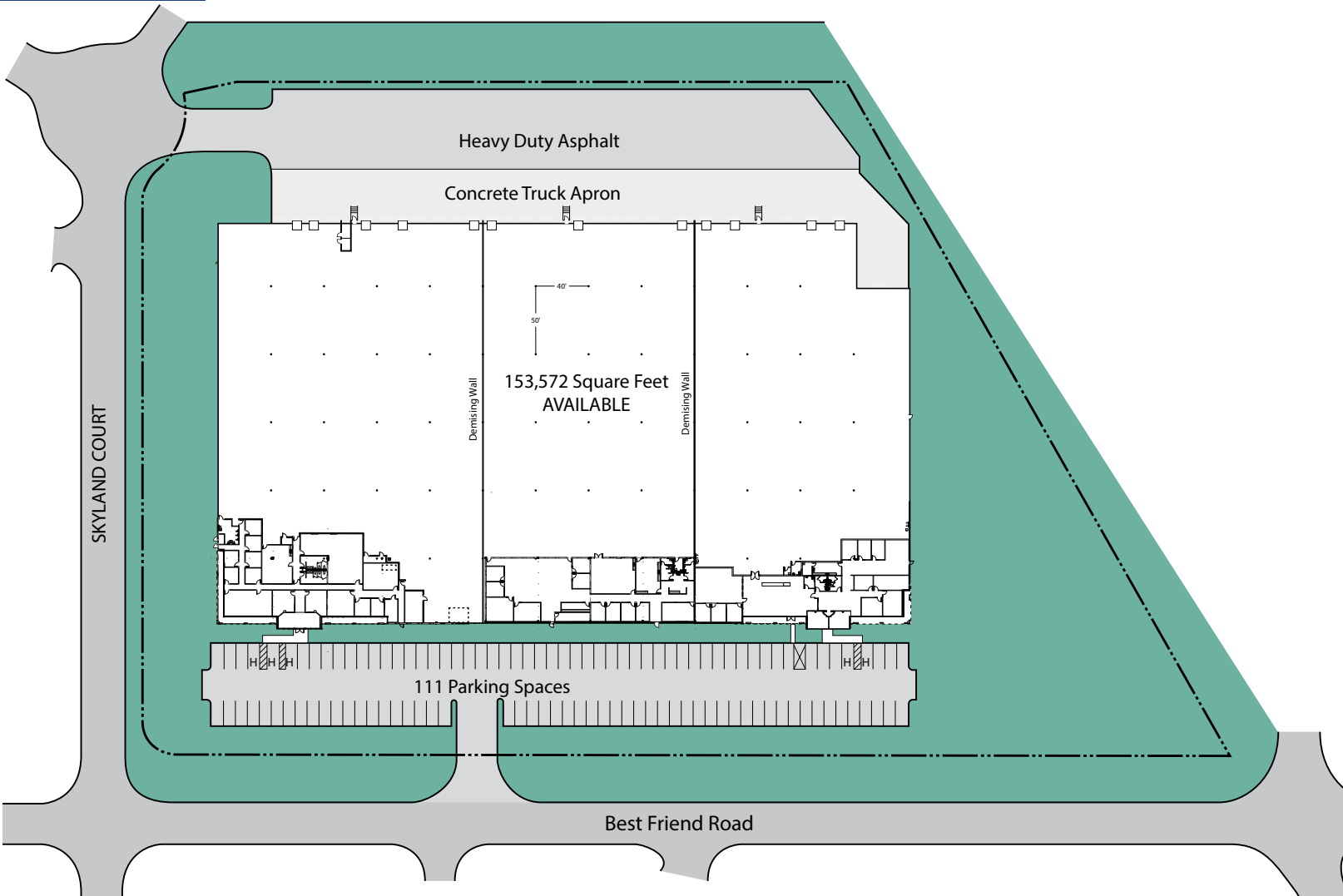
**Atlanta**  
3490 Piedmont Rd. NE, Ste. 300  
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P (404) 467-5255  
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**Corporate Office**  
13191 Crossroads Pkwy.  
North Sixth Floor  
City of Industry, CA 91746  
P (562) 692-9581



**See Additional Southeast  
Availabilities Here**

## Site Plan



## Features

### RBA

153,572 SF

### Office

23,590 SF

### Clear Height

24' clear to bottom of bar joist

### Bay Spacing

40' x 50' (typical)

### Loading

25 - 8'x10' Dock High Doors

3 - 12'x14' Drive-in Door and Ramp

1 - Oversized Drive-in Door

### Electrical

277/480V, 3 phase, 4 wire

### Auto Parking

111

### Fire Protection

Wet System

### Truck Court

Asphalt and concrete with outside storage

### Ventilation

Exhaust fans interlocked with wall-mounted louvers



## Accessibility



PLEASANTDALE ROAD

BEST FRIEND ROAD

**SITE**



BULK TERMINAL



CHATTANOOGA

## Location Highlights

To Nashville  
252 Miles (3.5 Hours)



SITE



To Charlotte  
229 Miles (4 Hours)



ATLANTA

Hartsfield-Jackson  
Atlanta Int'l Airport

To Birmingham  
64 Miles (2.5 Hours)



To Charleston  
304 Miles (5 Hours)



MACON

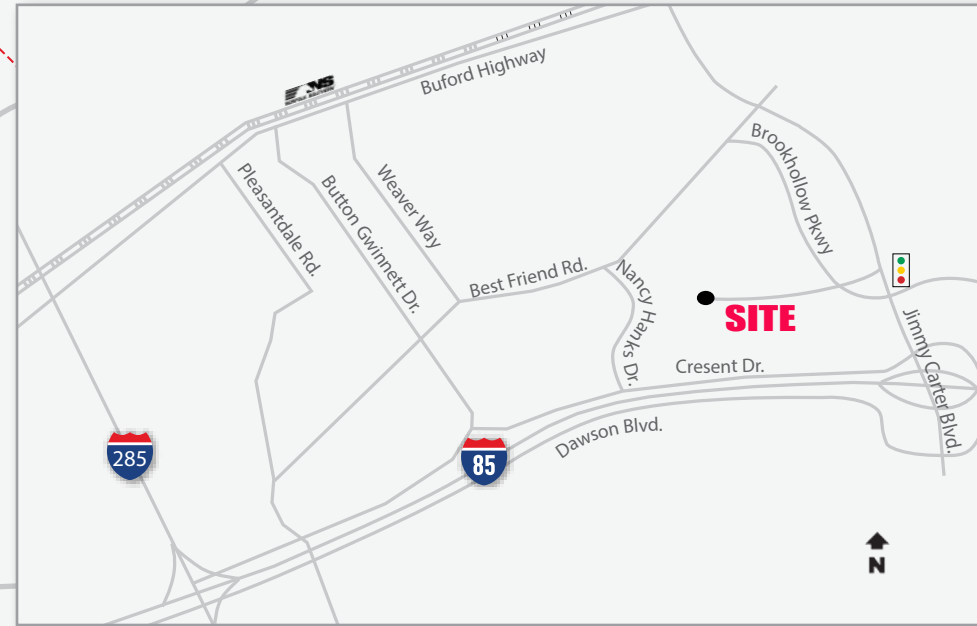


To Jacksonville  
358 Miles (5 Hours)

To Savannah  
260 Miles (3.5 Hours)



SAVANNAH



Interstate 285  
3 Miles | 7 Minutes



Interstate 75  
5 Miles | 20 Minutes



Interstate 85  
2.2 Miles | 5 Minutes



Norfolk Southern Bulk Terminal  
0.6 Miles | 2 Minutes