



# SUGARLOAF DISTRIBUTION CENTER

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



STREAM



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**

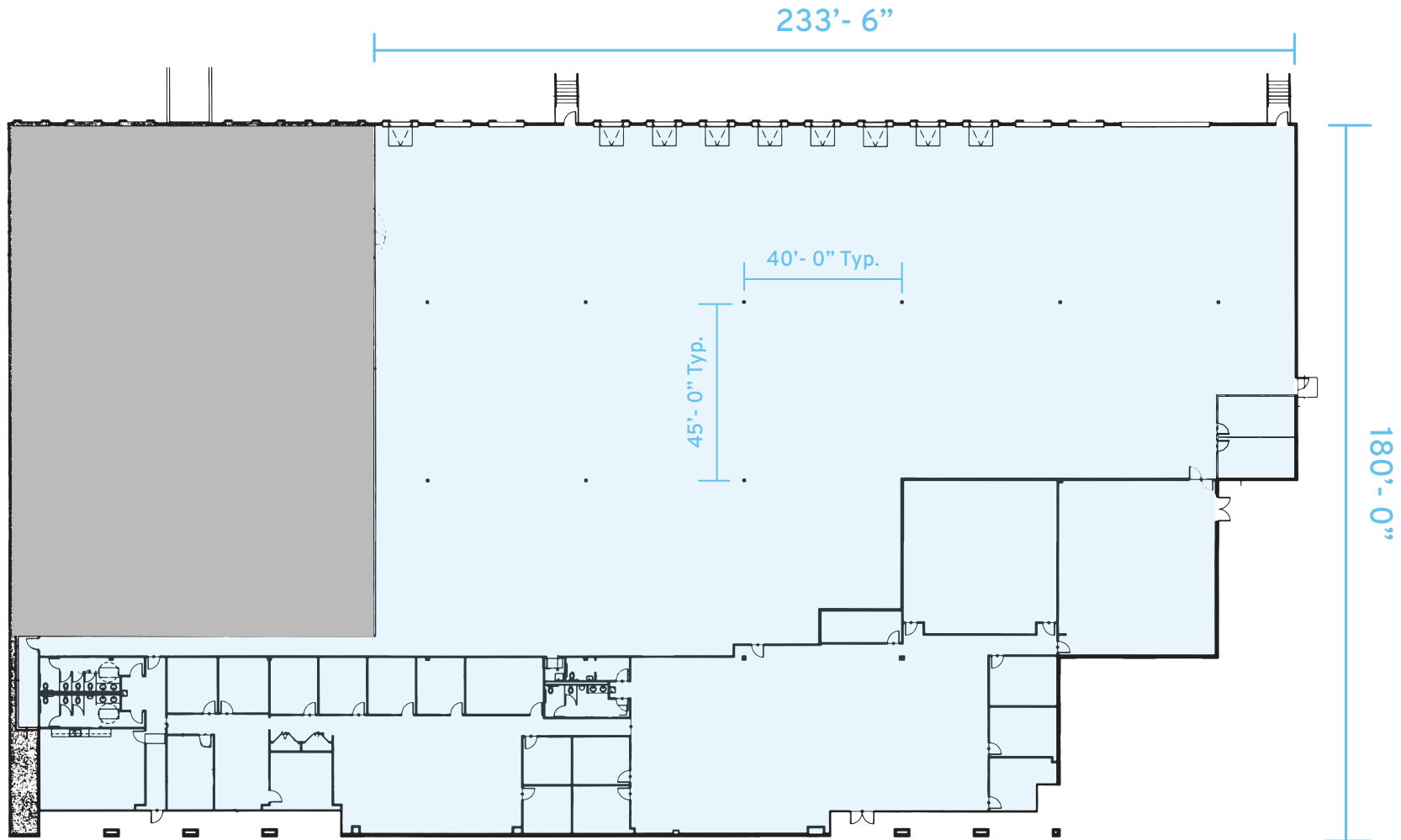
Electrical Supplies. Powerful Service.





# CURRENT AVAILABILITIES

1640 Satellite Boulevard ♦ Suite 100 ♦ 42,879 SF



# SUITE 100

**Address:** 1640 Satellite Blvd, Duluth, GA 30097

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**Suite:** Suite 100

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**Building Size:** 86,410 SF

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**Suite Size:** 42,879 SF

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**Office Size:** 14,850 SF

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**Clear Height:** 28'

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

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**Column Spacing:** 40' W x 45' D

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**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

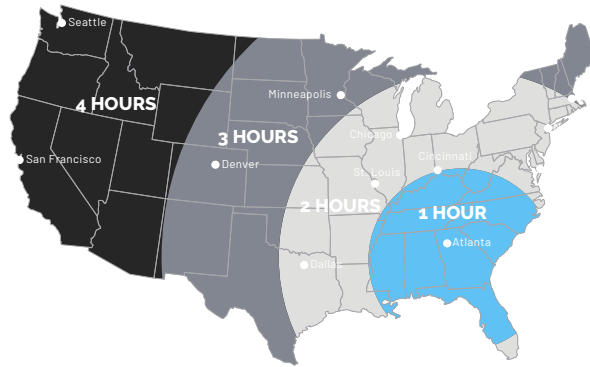
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
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

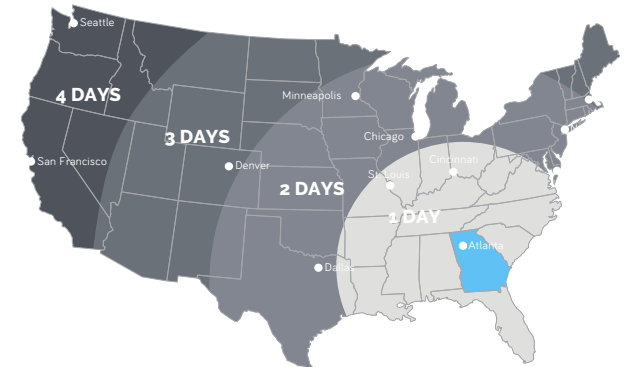
LOCATION	DISTANCE
<b>SOUTHEAST REGIONAL ACCESS</b>	
I-20	26.7 Miles
I-75	27.1 Miles
Greenville, SC	119 Miles
Charlotte, NC	218 Miles
Port of Savannah	274 Miles



**TRUCK TRANSIT TIMES**  
FROM GEORGIA



**AIR TRANSIT TIMES**  
FROM GEORGIA



**RAIL TRANSIT TIMES**  
FROM GEORGIA







# SUGARLOAF DISTRIBUTION CENTER

For leasing information, please contact:

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