

FLEX INDUSTRIAL SUITES FOR LEASE



Suites Starting at
\$3,100/Month



Climate Controlled Warehouse Packages Available

2975 BRECKINRIDGE BLVD, DULUTH, GA 30096



PROPERTY OVERVIEW & AVAILABILITY

- Single story, multi tenant flex building
- Drive in door access for every suite
- Storefront for every suite
- Suites range from 2,000 SF -4,000 SF
- Built in 1998 / Renovated 2024
- Ceiling height - 15'
- Monument signage available
- 24 new flex suites to be completed Q2-Q3 2024
- Gwinnett County - Zoned M2 (Heavy Industrial)
- Visible from I-85 (235,00 VPD)
- Ample Parking
- Growing, affluent suburban market
- New roof in 2022
- Each suite is 75% warehouse, 25% office



AVAILABLE SPACES

SUITE	SQUARE FOOTAGE	SUITE	SQUARE FOOTAGE	SUITE	SQUARE FOOTAGE
Suite 6	2,962 SF	Suite 19	3,513 SF		
Suite 9	2,861 SF	Suite 20	3,053 SF		
Suite 10	3,112 SF	Suite 24	3,531 SF		
Suite 14	3,523 SF				
Suite 15	3,427 SF				
Suite 16	3,541 SF				
Suite 17	3,384 SF				
Suite 18	3,525 SF				

EXTERIOR PHOTOS



INTERIOR PHOTOS





PHASE 1



PHASE 2



PHASE 3

BRECKINRIDGE RD

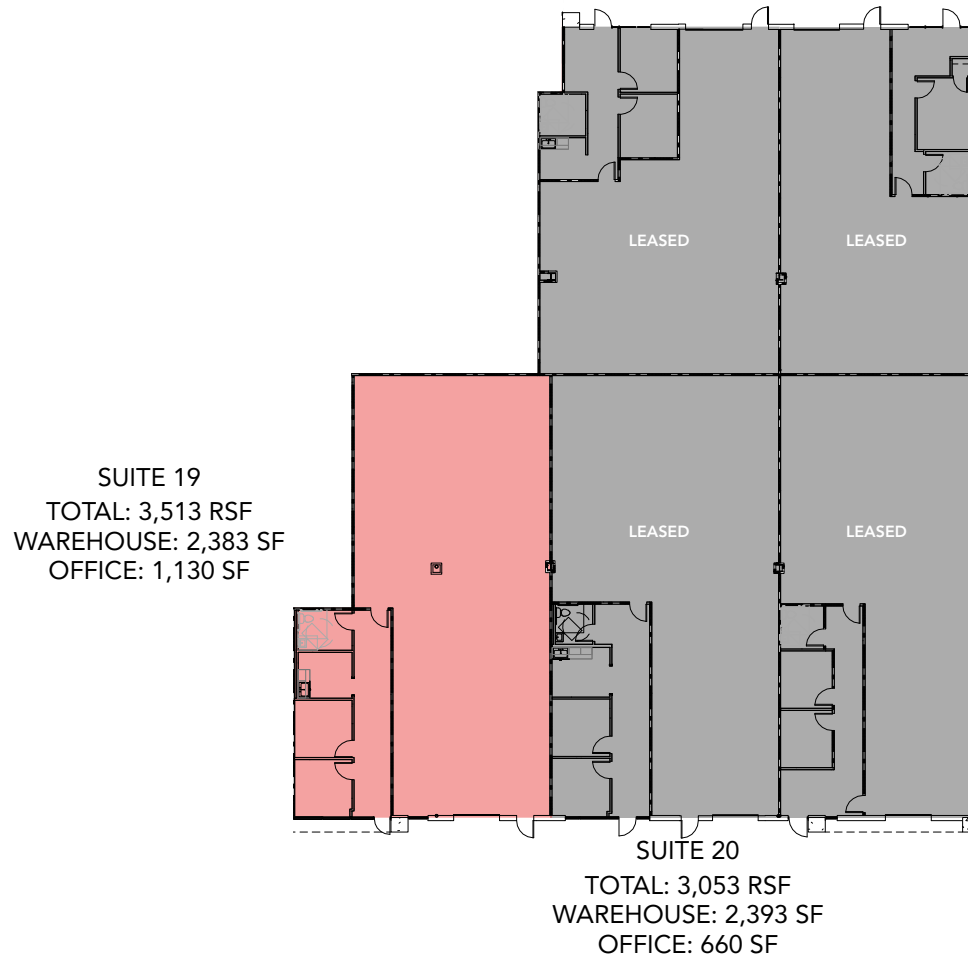
SUITE 11 TOTAL: 2,644 RSF WAREHOUSE: 1,766 RSF OFFICE: 878 RSF
 SUITE 10 TOTAL: 3,112 RSF WAREHOUSE: 2,326 RSF OFFICE: 786 RSF
 SUITE 09 TOTAL: 2,861 RSF WAREHOUSE: 2,096 RSF OFFICE: 765 RSF
 SUITE 08 TOTAL: 2,704 RSF WAREHOUSE: 1,948 RSF OFFICE: 756 RSF
 SUITE 07 TOTAL: 2,682 RSF WAREHOUSE: 1,973 RSF OFFICE: 709 RSF
 SUITE 06 TOTAL: 2,962 RSF WAREHOUSE: 2,222 RSF OFFICE: 740 RSF
 SUITE 05 TOTAL: 2,228 RSF WAREHOUSE: 1,672 RSF OFFICE: 556 RSF
 SUITE 04 TOTAL: 2,502 RSF WAREHOUSE: 2,008 RSF OFFICE: 494 RSF
 SUITE 03 TOTAL: 2,565 RSF WAREHOUSE: 1,896 RSF OFFICE: 669 RSF
 SUITE 02 TOTAL: 2,090 RSF WAREHOUSE: 1,575 RSF OFFICE: 515 RSF
 SUITE 01 TOTAL: 3,992 RSF WAREHOUSE: 2,983 RSF OFFICE: 1,009 RSF



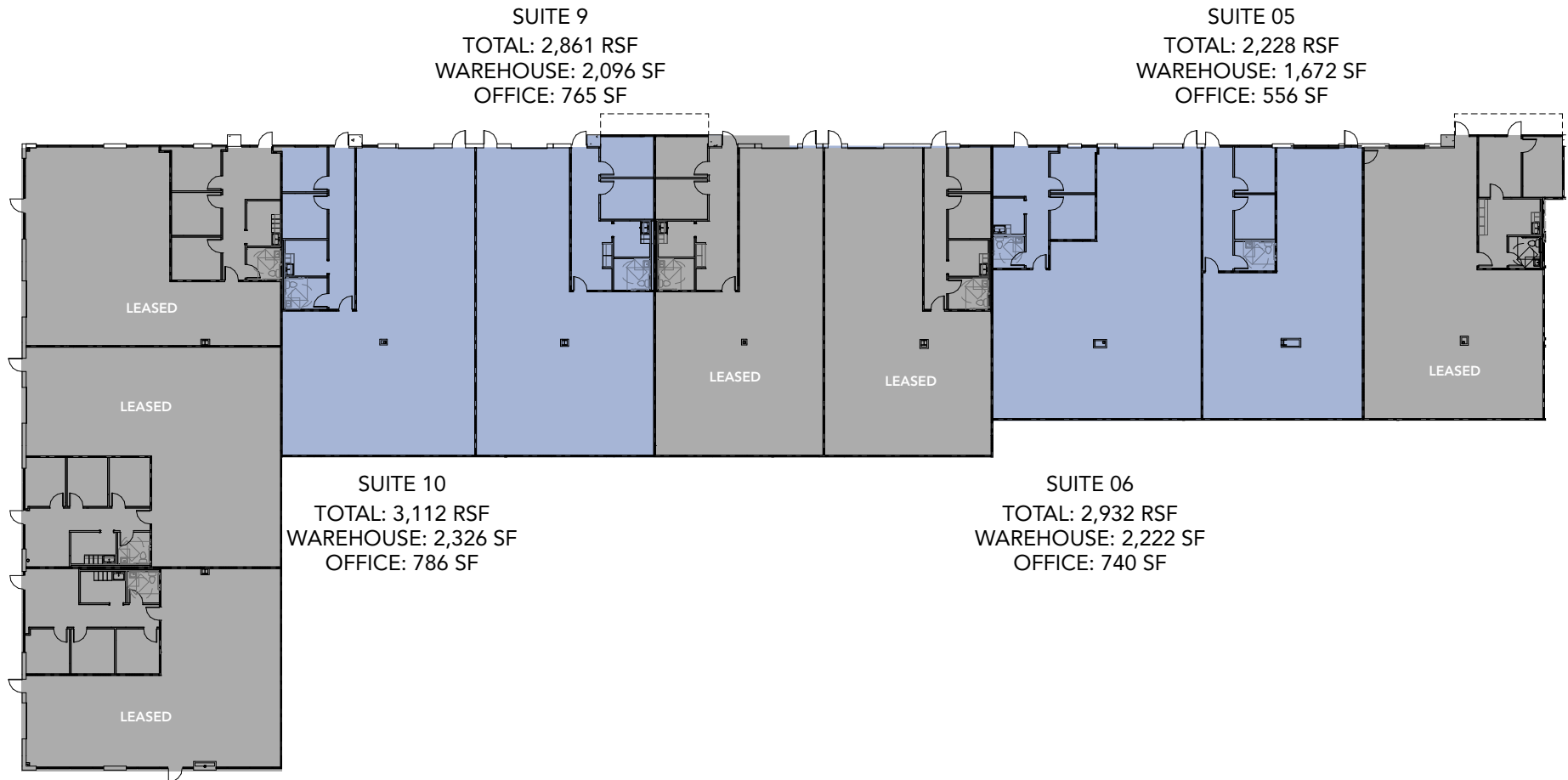
SUITE 12 TOTAL: 2,902 RSF WAREHOUSE: 2,076 RSF OFFICE: 826 RSF
 SUITE 13 TOTAL: 2,627 RSF WAREHOUSE: 1,784 RSF OFFICE: 843 RSF
 SUITE 14 TOTAL: 3,523 RSF WAREHOUSE: 2,817 RSF OFFICE: 706 RSF
 SUITE 15 TOTAL: 3,247 RSF WAREHOUSE: 3,027 RSF OFFICE: 220 RSF
 SUITE 16 TOTAL: 3,541 RSF WAREHOUSE: 2,501 RSF OFFICE: 1040 RSF
 SUITE 17 TOTAL: 3,394 RSF WAREHOUSE: 2,544 RSF OFFICE: 840 RSF
 SUITE 18 TOTAL: 3,525 RSF WAREHOUSE: 2,670 RSF OFFICE: 855 RSF
 SUITE 19 TOTAL: 3,513 RSF WAREHOUSE: 2,383 RSF OFFICE: 1,130 RSF
 SUITE 20 TOTAL: 3,053 RSF WAREHOUSE: 2,393 RSF OFFICE: 660 RSF
 SUITE 21 TOTAL: 2,540 RSF WAREHOUSE: 1,981 RSF OFFICE: 559 RSF
 SUITE 22 TOTAL: 2,007 RSF WAREHOUSE: 1,578 RSF OFFICE: 429 RSF
 SUITE 23 TOTAL: 2,270 RSF WAREHOUSE: 1,965 RSF OFFICE: 305 RSF
 SUITE 24 TOTAL: 3,531 RSF WAREHOUSE: 2,875 RSF OFFICE: 656 RSF

OLD NORCROSS RD

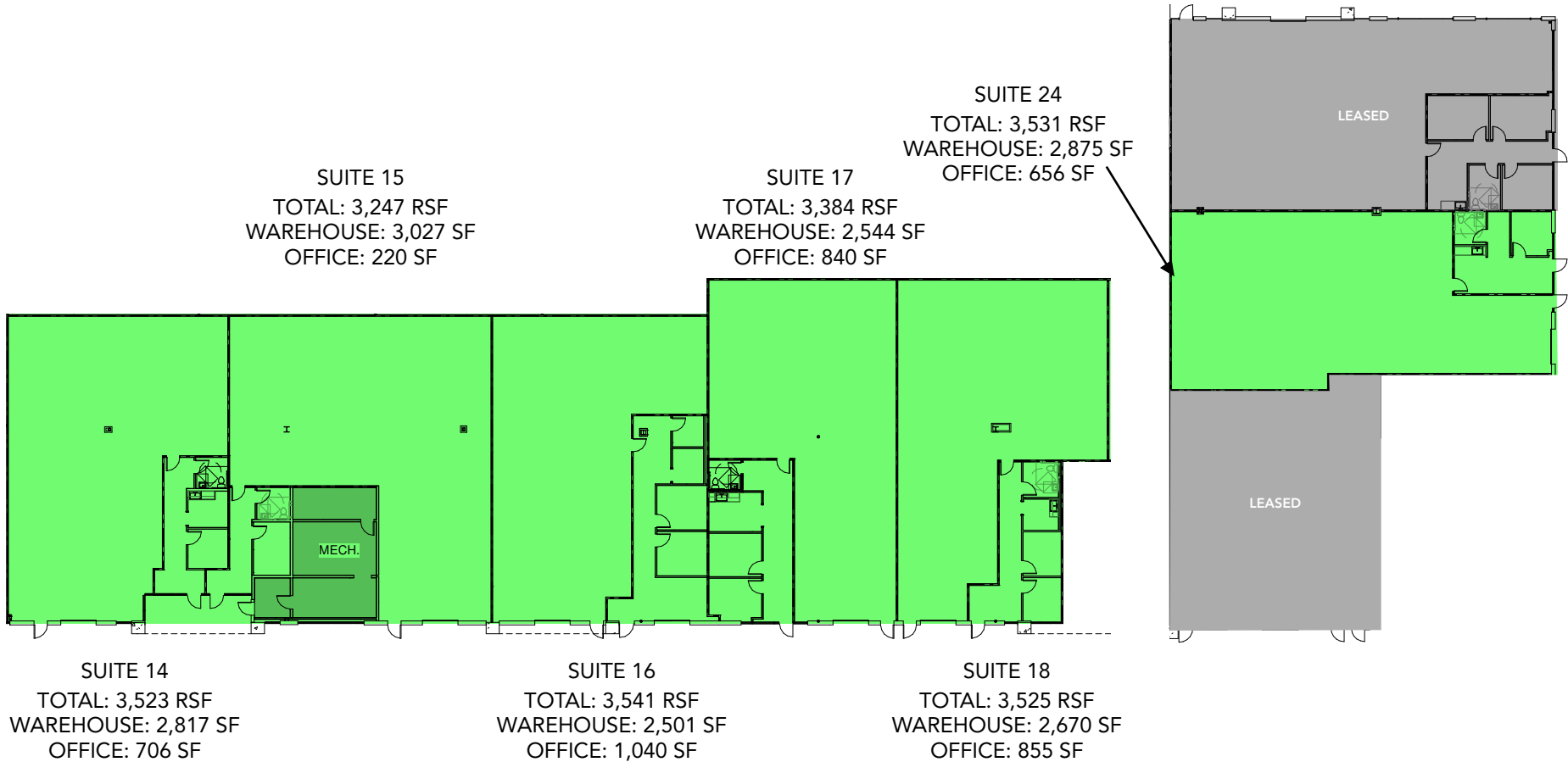




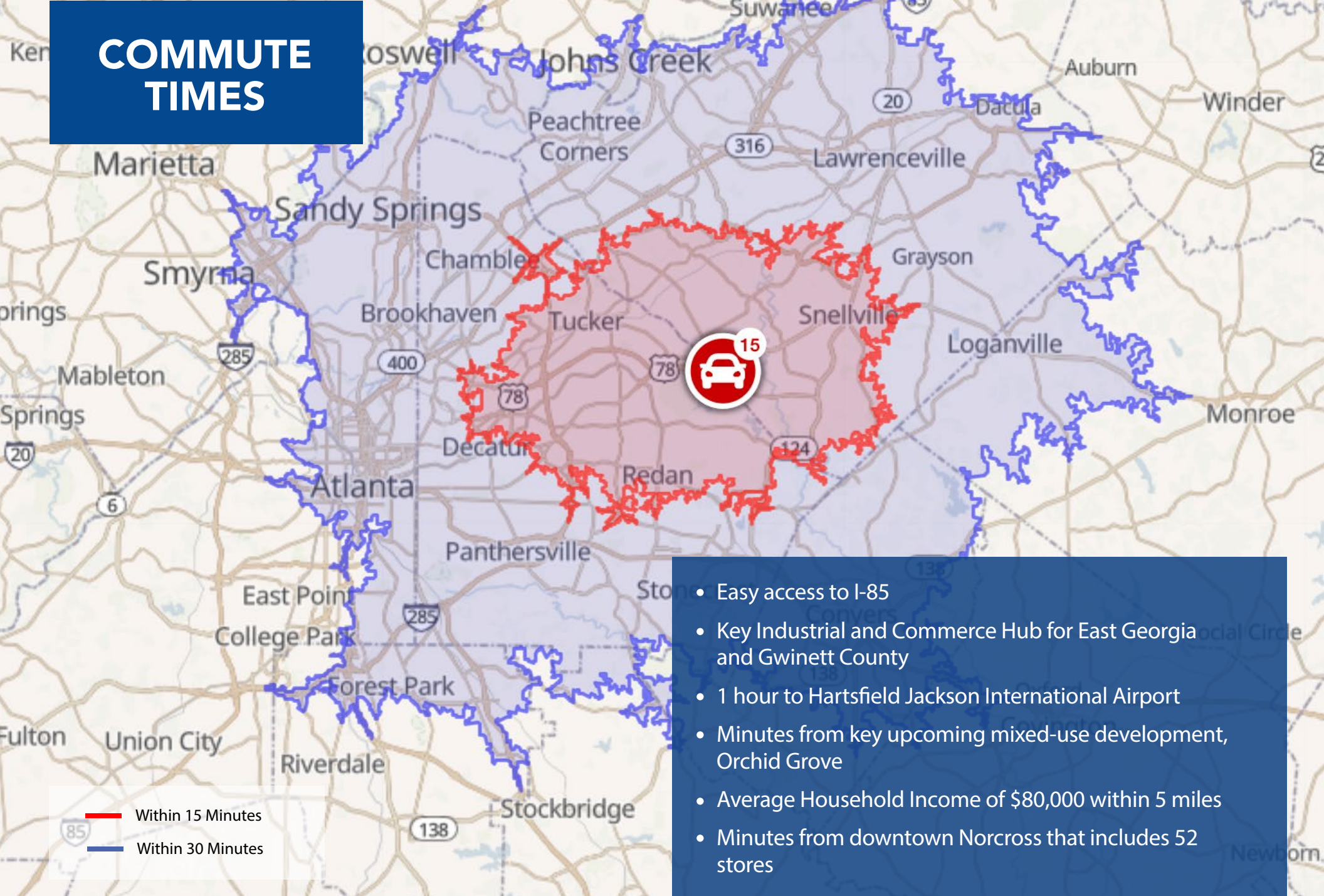
CONSTRUCTION PHASE II



CONSTRUCTION PHASE III



COMMUTE TIMES



- Easy access to I-85
- Key Industrial and Commerce Hub for East Georgia and Gwinett County
- 1 hour to Hartsfield Jackson International Airport
- Minutes from key upcoming mixed-use development, Orchid Grove
- Average Household Income of \$80,000 within 5 miles
- Minutes from downtown Norcross that includes 52 stores

AREA DEMOGRAPHICS



Population

	2 mile	5 mile	10 mile
2010 Population	42,987	216,920	736,579
2023 Population	51,627	256,833	856,724
2028 Population Projection	53,430	265,298	880,673
Annual Growth 2010-2023	1.5%	1.4%	1.3%
Annual Growth 2023-2028	0.7%	0.7%	0.6%
Median Age	34.3	36	37.1%
Bachelor's Degree or Higher	30%	31%	38%
U.S Armed Forces	45	117	584

Households

	2 mile	5 mile	10 mile
2010 Households	16,066	74,576	251,077
2023 Households	19,286	68,112	292,751
2028 Household Projection	19,956	90,960	300,943
Annual Growth 2010-2023	1.3%	1.2%	1.1%
Annual Growth 2022-2028	0.7%	0.7%	0.6%
Owner Occupied Households	6,779	52,594	199,293
Renter Occupied Households	13,177	38,387	101,649
Avg Household Size	2.7	2.9	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$473.8M	\$2.6B	\$10.1B

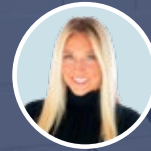
Households

	2 mile	5 mile	10 mile
Avg Households Income	\$65,601	\$82,815	\$103,844
Median Household Income	\$49,092	\$63,055	\$76,330
< \$25,000	3,876	13,631	34,988
\$25,000 - 50,000	5,986	21,273	58,118
\$50,000 - 75,000	4,530	18,644	51,395
\$75,000 - 100,000	1,772	10,939	35,212
\$100,000 - 125,000	1,141	8,181	30,862
\$125,000 - 150,000	527	4,536	21,883
\$150,000 - 200,000	748	5,600	27,931
\$200,000+	706	5,306	32,361

EXCLUSIVELY LISTED BY:



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