



FOR SALE OR LEASE

# MODERN OFFICE/ WAREHOUSE

403 Swanson Dr.  
Lawrenceville, GA 30043

## INTERIOR FEATURES

## EXTERIOR FEATURES

- **FULLY RENOVATED in 2024**
- Modern Industrial OPEN Floorplan
- 10ft Roll-Up Door
- Exposed Ceilings with 16' Deck
- 16 Private Offices
- Conference Room + Huddle Room
- 8' Tall Doors w/ Sidelights
- Private Owner's Restroom w/ Shower
- Full Breakroom w/ Coffee Station
- FURNITURE & DECOR NEGOTIABLE

- Convenient Front & Side Parking
- Fenced-In / Gated Outdoor Storage
- Drive-Up Warehouse Access
- Side Loading - Ample Semi Truck Clearance
- Newly Paved & Striped Parking Lot
- 34 Parking Spaces
- 3-Sides Brick Construction
- **New Silicone Roof Coating (2025)**
- BUILDING EXPANSION CAPABILITIES

Building Size: 6,800± SF

Office Space: 5,600± SF  
Warehouse: 1,200± SF

Zoning: LM - Light Manufacturing

Property Class: Office/Whouse

Clear Space: 16 Feet

Loading Type: Side Drive-Up

Dock Doors: 1 - Drive-In

Truck Court: 100+ Feet

Parking Spaces: 34+

Egress Points: 3 Doors, 1 Dock

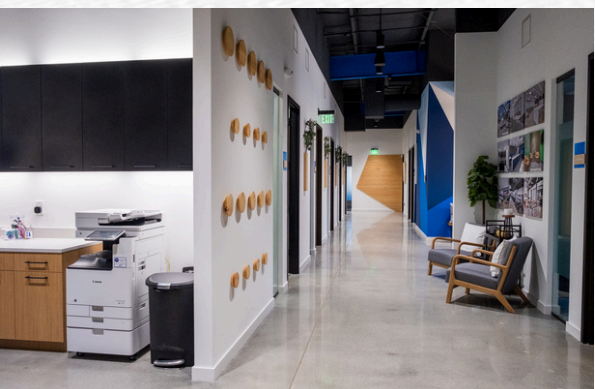
Fire Protection: Non-Sprinklered

HVAC: 4 - RTUs

Roof Type: Metal / Standing-seam

Roof Coated: 2025


Electrical: 400 AMPs



*Milane Huguet*  
REAL ESTATE GROUP

**MILANE HUGUET**  
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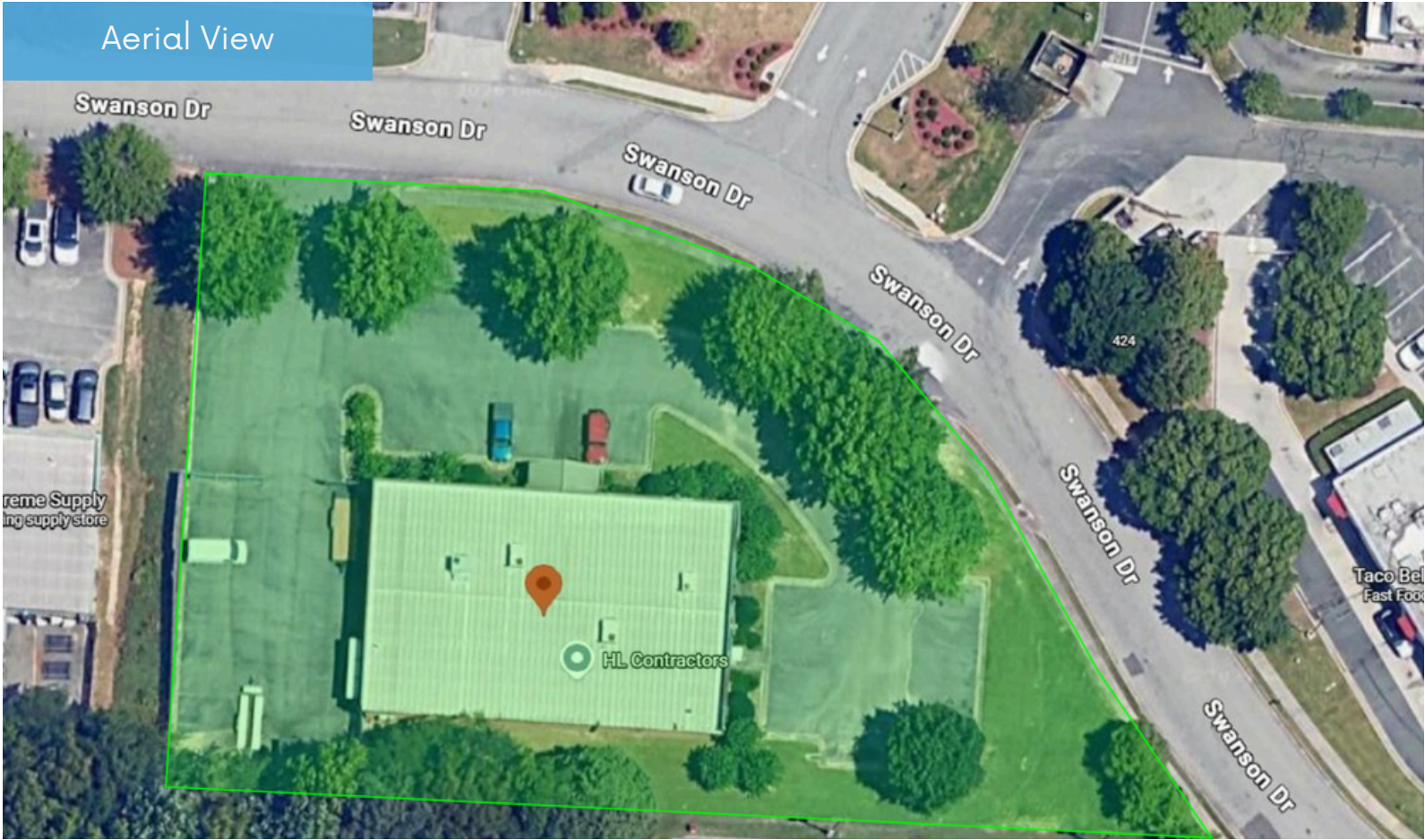
# FOR SALE OR LEASE - 6800±SF

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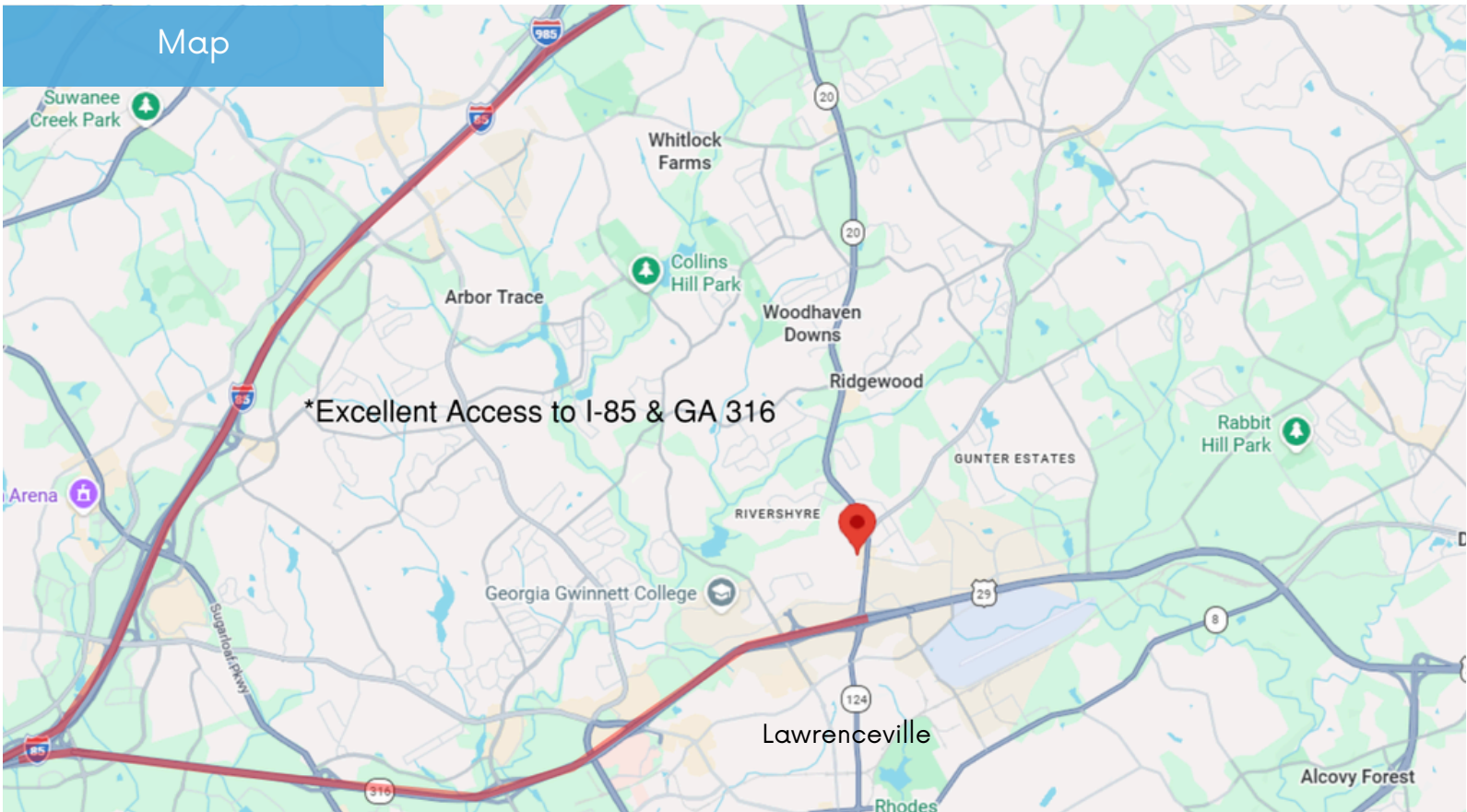


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## Aerial View



## Map



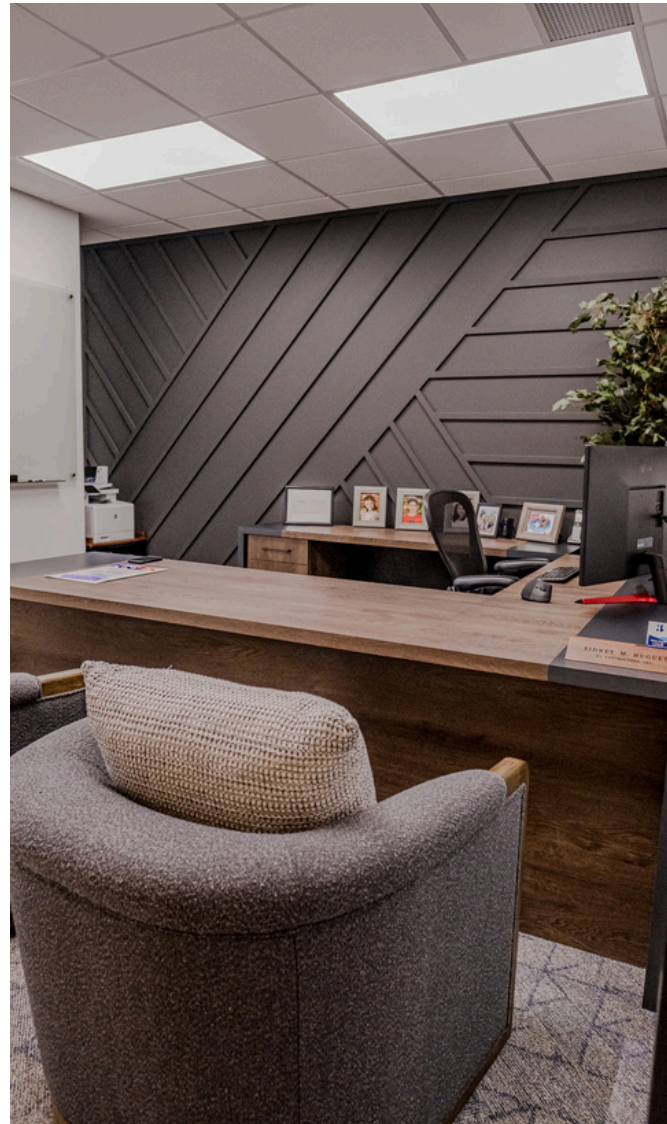
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Office Photos



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Warehouse Photos

