

SUWANEE, GA 30024

±9,693 SF

Available For Lease

300 BROGDON ROAD

SUITE 120

Located northeast of Downtown Atlanta, 300 Brogdon Road offers convenient access to I-85 and I-985, ample office space, ±120' truck court, and ±24' ceiling height, ideal for a variety of tenants. Users will benefit from a strong local labor pool and a thriving market, supporting long-term growth.



A Hillwood Property



BRENNEN CLIFFORD

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Leasing



TYLER FLEMMING

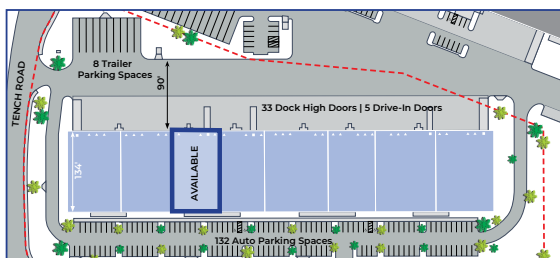
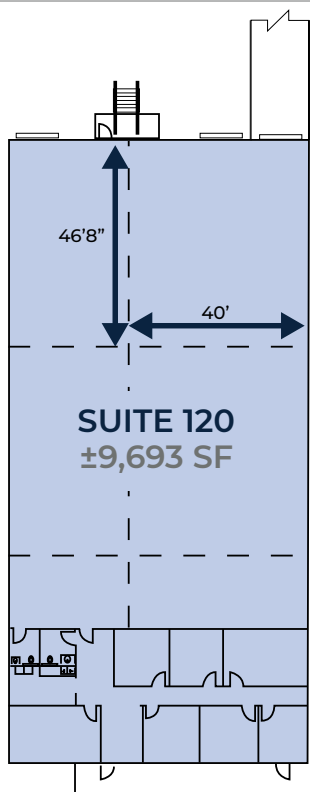
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CRAIG VIERGEVER, SIOR

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±9,693 SF
available



±2,000 SF
office space



2 dock doors
1 drive-in door



Roof-TPO with
R-25 insulation



Rear-load
configuration



±120' truck court



24'
clear height



46'8" x 40'
column spacing



±225 AMP / 480V
main electrical



Class IV
sprinkler system



DRIVE TIMES

Highway 23

2 mi. 5 min.

I-85

3.8 mi. 10 min.

I-985

6.5 mi. 15 min.

I-285

20 mi. 27 min.

