

316 BUSINESS CENTER

FLEX SPACES WITH DRIVE IN DOORS
AVAILABLE FOR LEASE



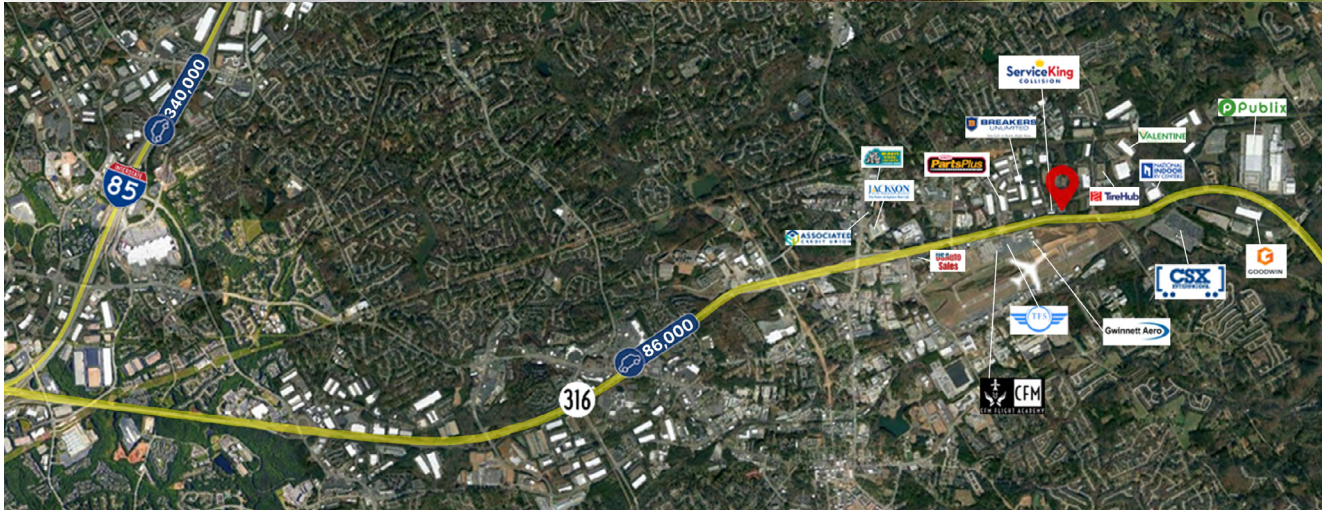
FOR LEASE

1000 Hurricane Shoals Road NE
LAWRENCEVILLE, GA

RISE  **PROPERTY
GROUP**

PROPERTY HIGHLIGHTS & AERIAL MAP

- **Industrial/Flex Suites for Lease**
- **Built:** 1988 / Renovated 2026
- **Zoning:** M1 Light Industrial
- **Clear Height:** 16'
- **Drive in Doors:** 9' x 10'
- **Parking Ratio:** 3.05 / 1,000 SF (305 spaces)
- **Access:** Less than 1 mile from GA-316.



AVAILABLE SPACES

SUITE	UNIT DESCRIPTION
A140	2,126 SF 1 Drive in Door 20% Office / 80% Warehouse
A180	2,095 SF 1 Drive in Door 20% Office / 80% Warehouse
D300	2,130 SF 1 Drive in Door 20% Office / 80% Warehouse



AERIAL/EXTERIOR PHOTOS

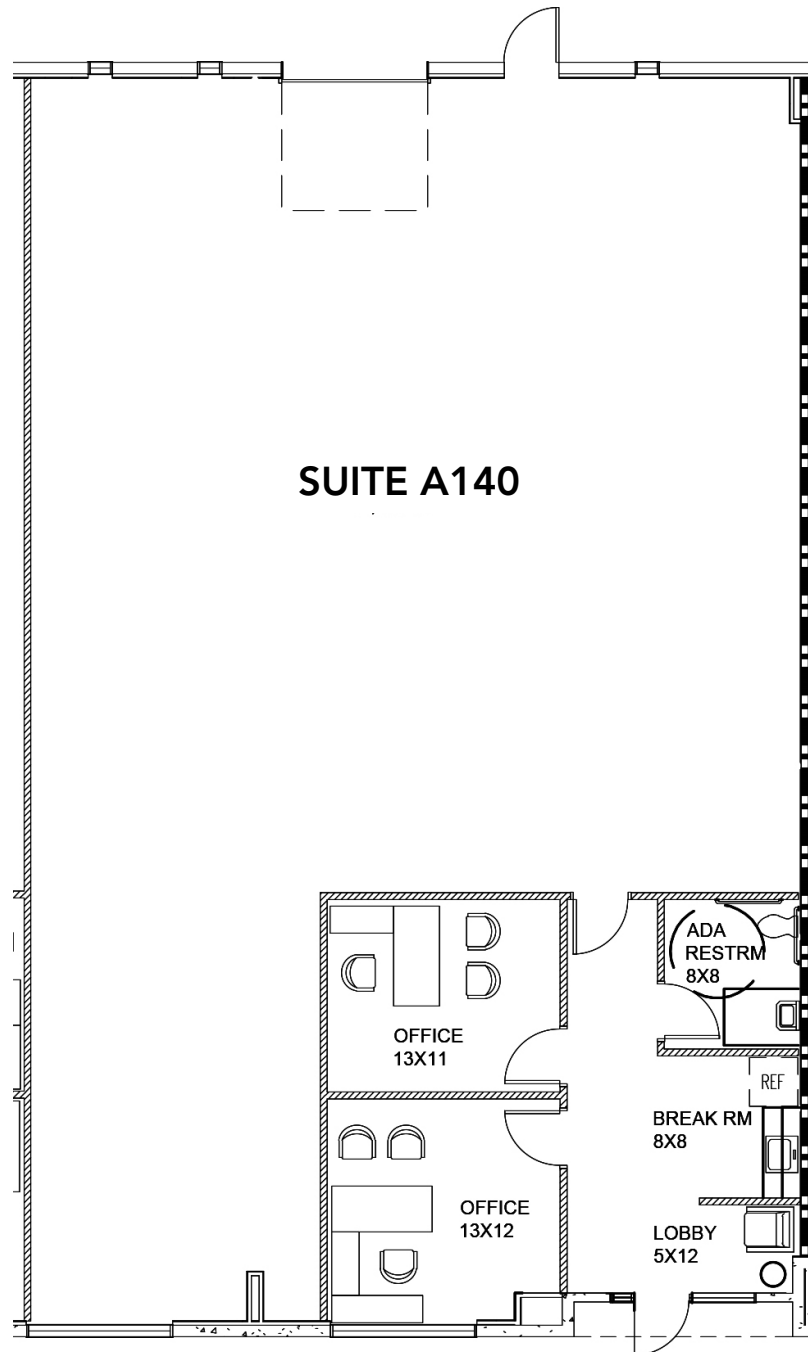


INTERIOR PHOTOS



SUITE A140

2,126 SF | 1 DOCK HIGH | 80% WAREHOUSE, 20% OFFICE



SUITE A180

2,095 SF | 1 DOCK HIGH | 80% WAREHOUSE, 20% OFFICE

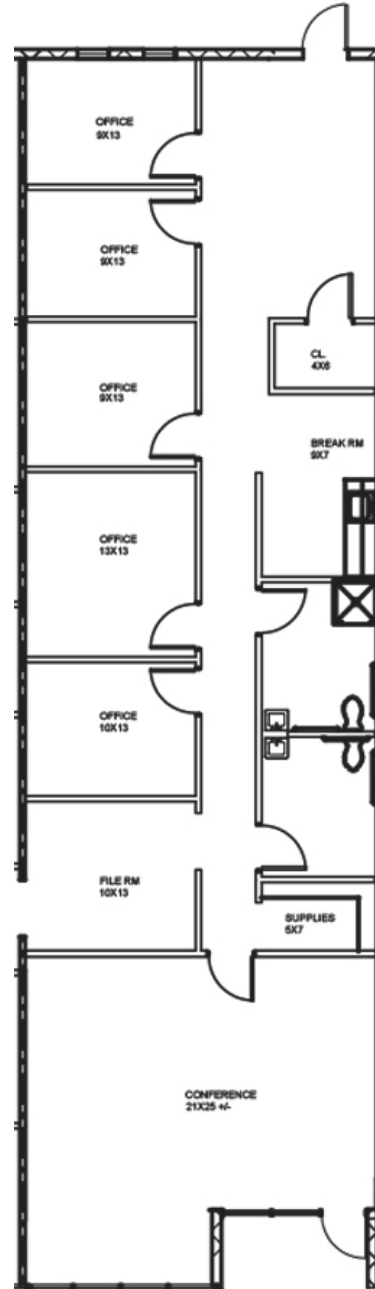


AVAILABLE
SUITE A-180
2,095 SF

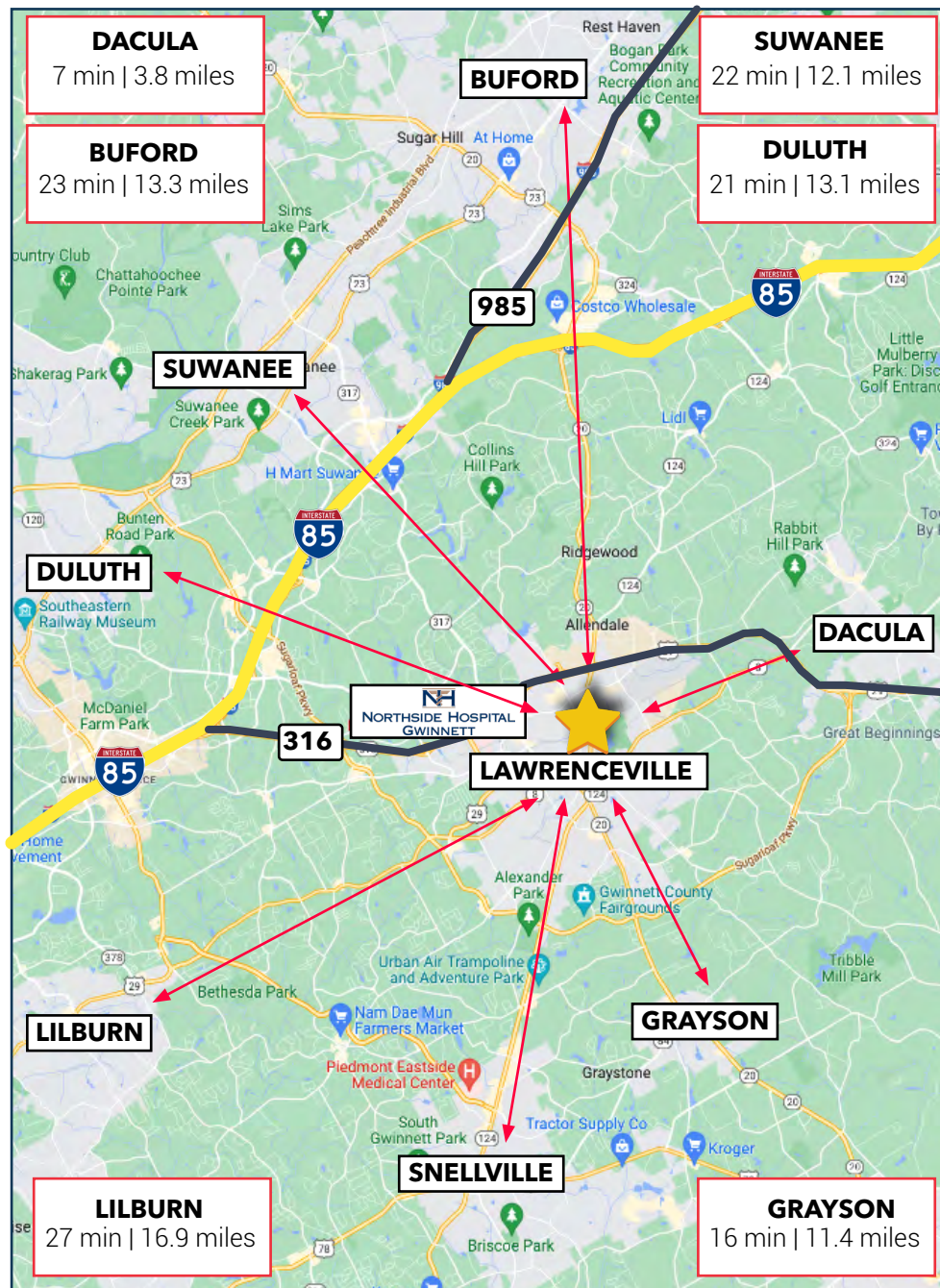
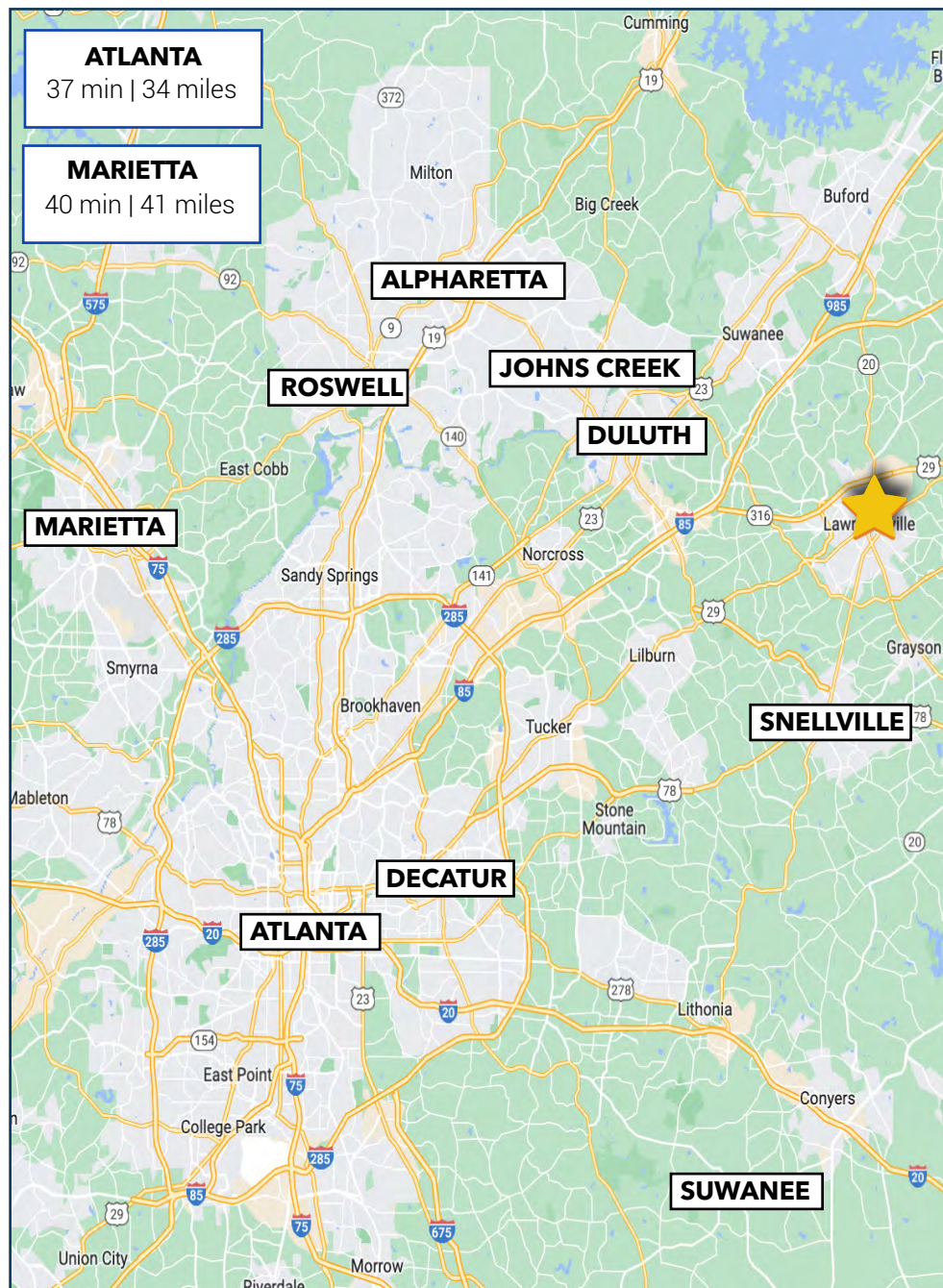
SUITE D300

2,130 SF | 1 DOCK HIGH | 80% WAREHOUSE, 20% OFFICE

SUITE D300



UNMATCHED ACCESS TO 316 CORRIDOR & GWINNETT COUNTY





JASON CHALIFF

Managing Director

404.483.4477

jason@riseprop.com



CADEN HERRING

Associate

404.769.3112

cadan@riseprop.com



JORDEN ALBRIGHT

Director

404.285.4529

jorden@riseprop.com

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INNOVATION

An unrelenting drive to break the status quo

BUILDING RELATIONSHIPS. EXECUTING DEALS.

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