

FLEX INDUSTRIAL SUITES FOR LEASE

2975 BRECKINRIDGE BLVD, DULUTH, GA 30096



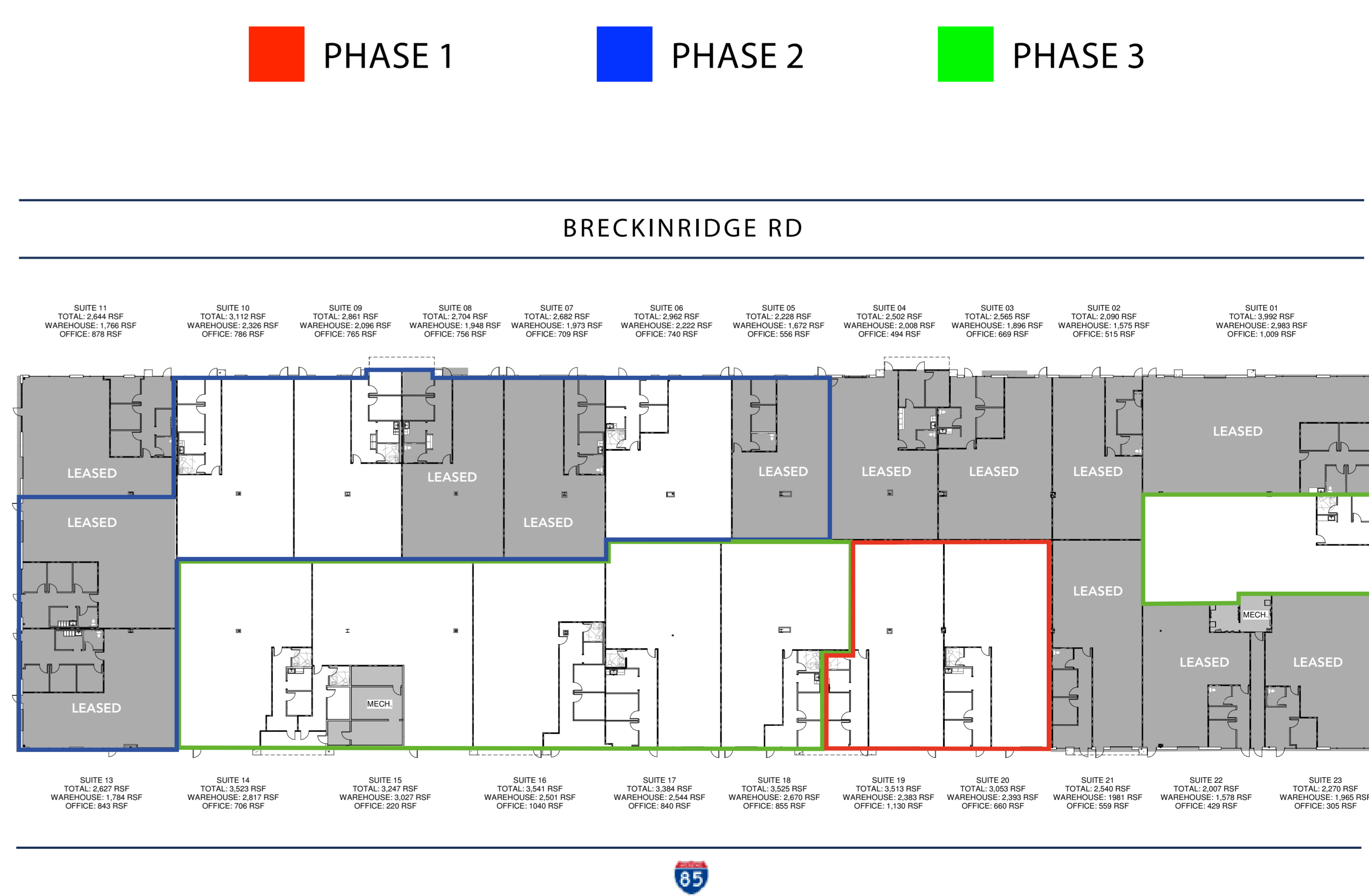
Suites Starting at \$3,100/Month

Climate Controlled Warehouse Packages Available

PROPERTY OVERVIEW

- Single story, multi-tenant flex building
- Each suite 75% warehouse, 25% office
- Drive-in door (9' x 10') & exterior entry for every suite
- Suites ranging 2,000 SF - 4,000 SF
- Built 1998 / Renovated 2025
- Monument signage available
- I-85 visibility (VPD 235,000+)

- Gwinnett County - Zoned M2 (Heavy Industrial)
- Parking Ratio 1.5/1,000 SF



FOR MORE INFORMATION, PLEASE CONTACT:



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