

**FOR SUBLEASE**  
**20,000 - 38,400 SF**

*1300 Northbrook Pkwy, Suite 100  
Suwanee, GA 30024*



## Property Highlights

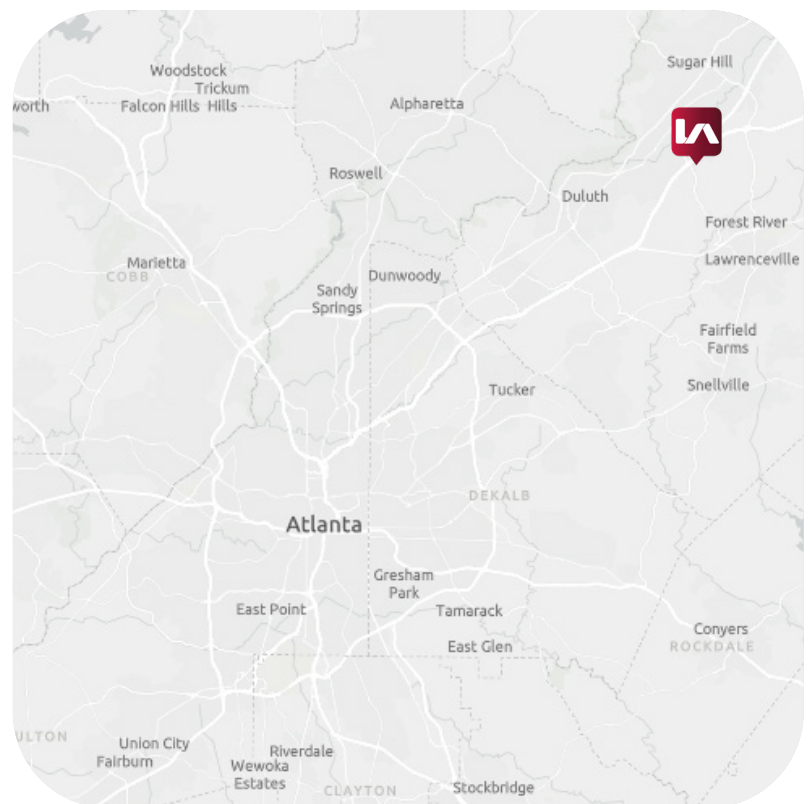
- Fully Demised Sublease through 09/30/2026
- 38,400 SF Total SF Available
  - Warehouse: 34,856 SF
  - Office: 3,544 SF
- Available in 30 Days
- 28' Average Clear Height
- ESFR Sprinkler System
- 8 (9' x 10') Dock Doors (3 EOD Levelers)
- 1 (9' x 10') Ramped Drive-In Door
- Power: 277/480 Volt, 3-Phase, 4-Wire Service
- 25 Auto Parking Spaces
- Fenced Outside Storage

### **TYLER FLEMMING**

Executive VP / Principal  
tflemming@lee-associates.com

📞 404.442.2855

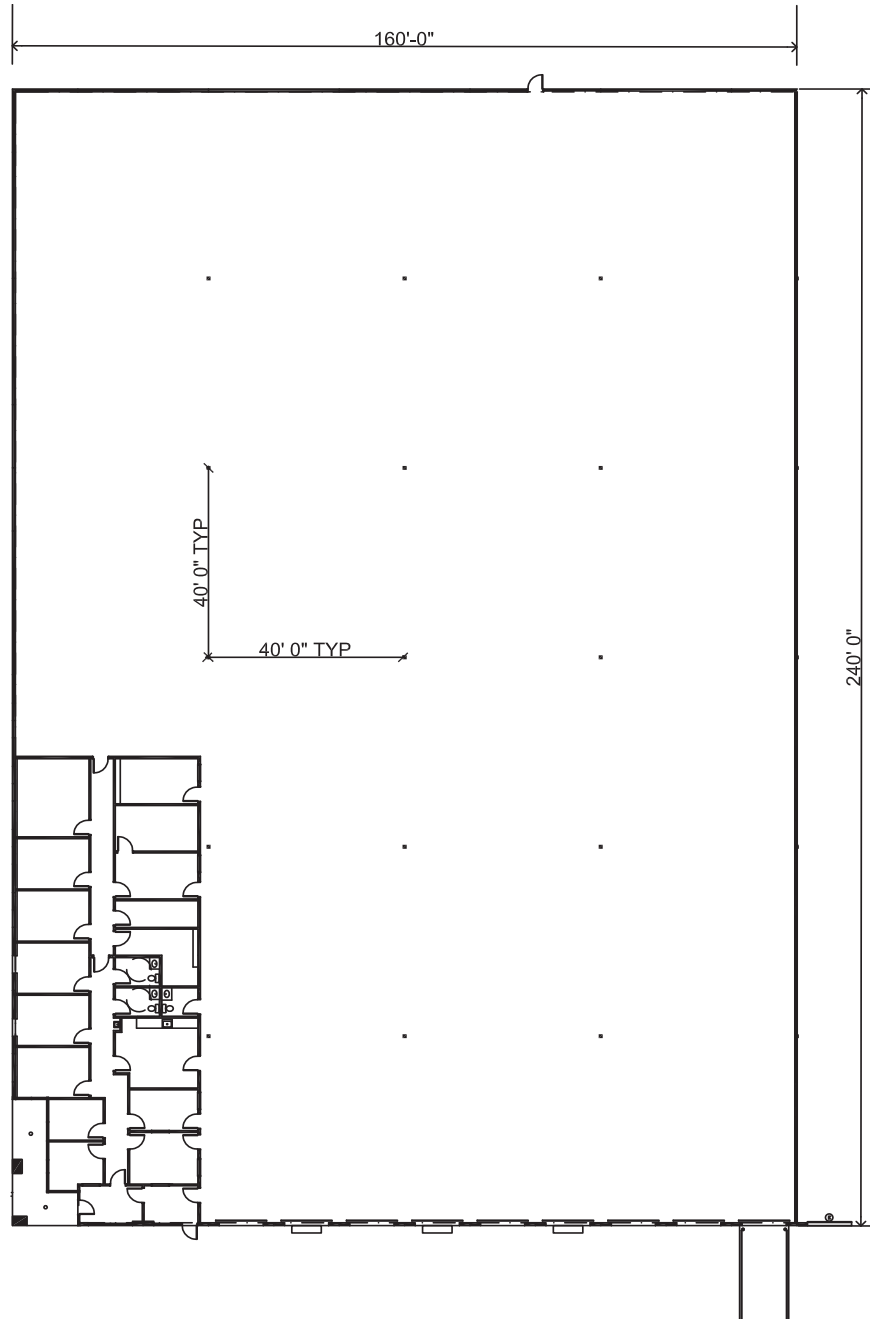
📠 404.694.5661



3500 Lenox Road NE, Suite 300 | Atlanta, GA 30326 | 404.442.2810 | lee-associates.com/atlanta

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LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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