

AVAILABLE FOR SUBLEASE

43,400 SF Industrial Space

3105 SWEETWATER ROAD

LAWRENCEVILLE, GA 30044



NAI Brannen Goddard

BROCK WILSON

c 706 207 1480 | o 404 812 9667
bwilson@naibg.com

J. OTIS RYLEE

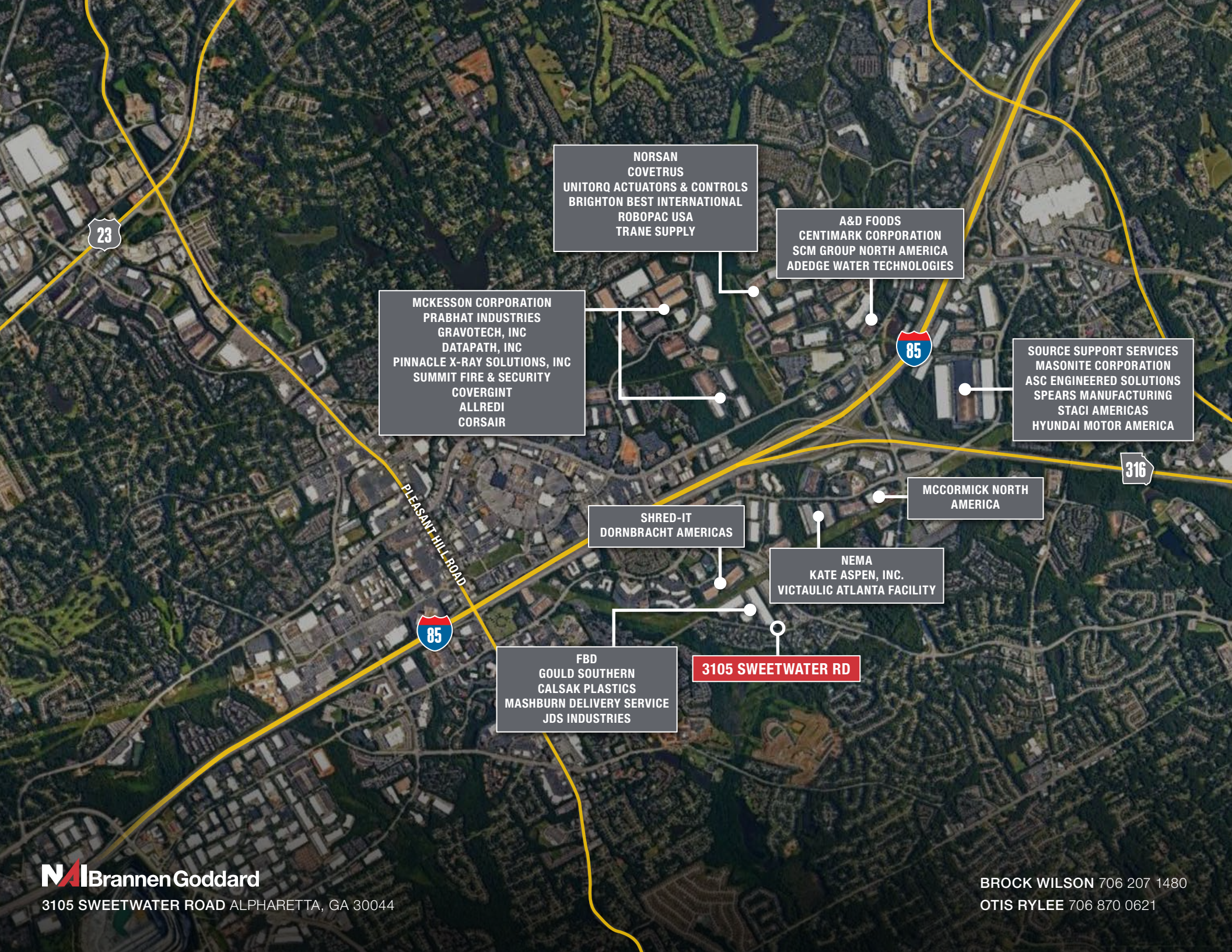
c 706 870 0621 | o 404 812 4086
orylee@naibg.com

*Information is deemed from reliable sources.
No warranty is made as to its accuracy.*

PROPERTY HIGHLIGHTS

- 43,400 SF Available
- 3,750 SF Office
- Break Room, 6 Offices, Bullpen
- 26' - 30' Clear Height
- Sprinklers
- 8 Dock-High Doors (5 levelers)
- 1 Drive-In Door
- Lease Expires December 31, 2027





23

85

316

PLEASANT HILL ROAD

85

NORSAN
COVETRUS
UNITORQ ACTUATORS & CONTROLS
BRIGHTON BEST INTERNATIONAL
ROBOPAC USA
TRANE SUPPLY

A&D FOODS
CENTIMARK CORPORATION
SCM GROUP NORTH AMERICA
ADEDGE WATER TECHNOLOGIES

MCKESSON CORPORATION
PRABHAT INDUSTRIES
GRAVOTECH, INC
DATAPATH, INC
PINNACLE X-RAY SOLUTIONS, INC
SUMMIT FIRE & SECURITY
COVERGINT
ALLREDI
CORSAIR

SOURCE SUPPORT SERVICES
MASONITE CORPORATION
ASC ENGINEERED SOLUTIONS
SPEARS MANUFACTURING
STACI AMERICAS
HYUNDAI MOTOR AMERICA

SHRED-IT
DORNBRACHT AMERICAS

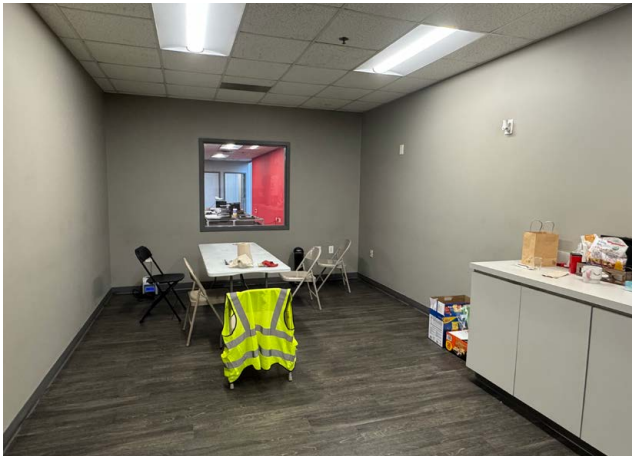
MCCORMICK NORTH
AMERICA

NEMA
KATE ASPEN, INC.
VICTAULIC ATLANTA FACILITY

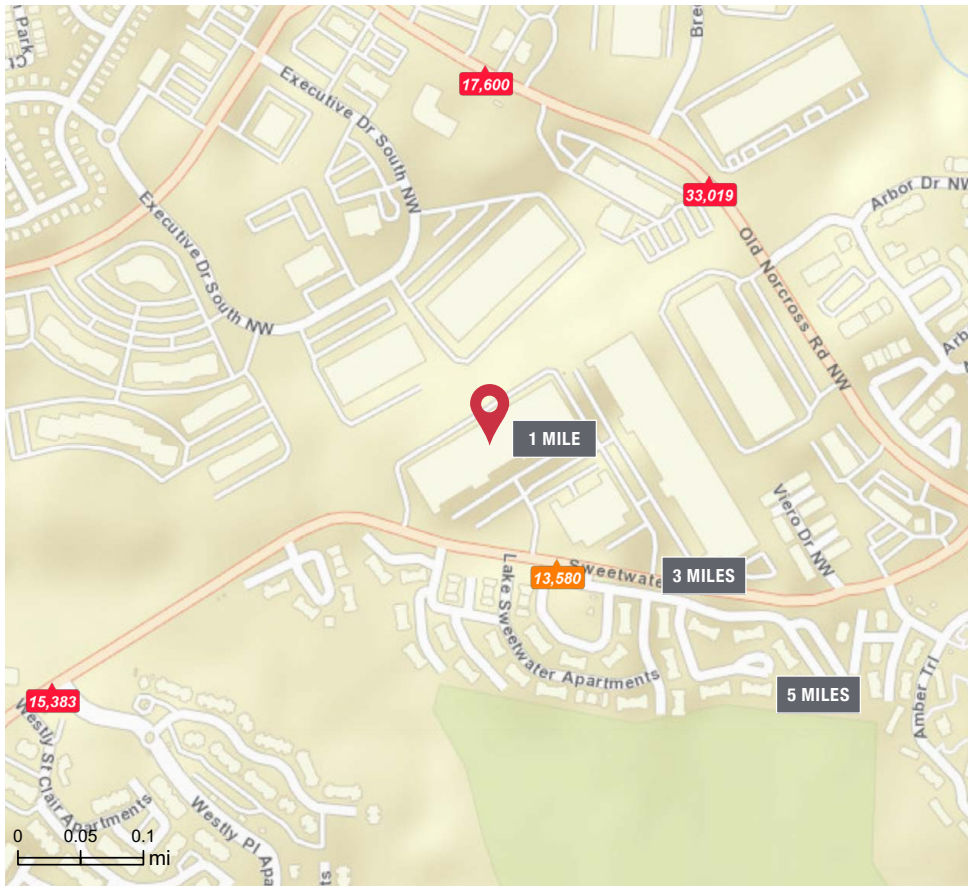
FBD
GOULD SOUTHERN
CALSAK PLASTICS
MASHBURN DELIVERY SERVICE
JDS INDUSTRIES

3105 SWEETWATER RD

PHOTO GALLERY



AREA DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	15,546	105,975	254,211
Households	6,585	38,402	87,600
Average Household Size	2.36	2.75	2.89
2025 Summary			
Population	17,134	112,956	265,899
Households	7,221	41,368	93,014
Families	3,926	26,391	64,081
Average Household Size	2.37	2.72	2.85
Owner Occupied Housing Units	1,199	15,168	47,631
Renter Occupied Housing Units	6,022	26,200	45,383
Median Age	33.2	34.3	35.6
Median Household Income	\$56,781	\$64,997	\$74,169
Average Household Income	\$64,664	\$82,003	\$97,185
2030 Summary			
Population	18,037	118,332	274,658
Households	7,696	43,834	97,055
Families	4,139	27,604	66,163
Average Household Size	2.34	2.69	2.82
Owner Occupied Housing Units	1,329	16,366	50,638
Renter Occupied Housing Units	6,367	27,468	46,417
Median Age	34.0	35.6	36.7
Median Household Income	\$61,807	\$72,362	\$81,598
Average Household Income	\$69,852	\$89,905	\$106,822
Trends: 2025-2030 Annual Rate			
Population	1.03%	0.93%	0.65%
Households	1.28%	1.16%	0.85%
Families	1.06%	0.90%	0.64%
Owner Households	2.08%	1.53%	1.23%
Median Household Income	1.71%	2.17%	1.93%

Source: ESRI 2025



AVAILABLE FOR SUBLEASE

43,400 SF Industrial Space

3105 SWEETWATER ROAD

LAWRENCEVILLE, GA 30044

BROCK WILSON

c 706 207 1480 | o 404 812 9667
bwilson@naibg.com

J. OTIS RYLEE

c 706 870 0621 | o 404 812 4086
orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

NAI Brannen Goddard