

# 2510 MILL CENTER PKWY, SUITE 200

Buford, GA 30518



**192,780 SF SUBLEASE AVAILABLE FOR IMMEDIATE OCCUPANCY**

**MATTHEW REYNOLDS, SIOR**

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 **LEE &  
ASSOCIATES**

# PROPERTY HIGHLIGHTS

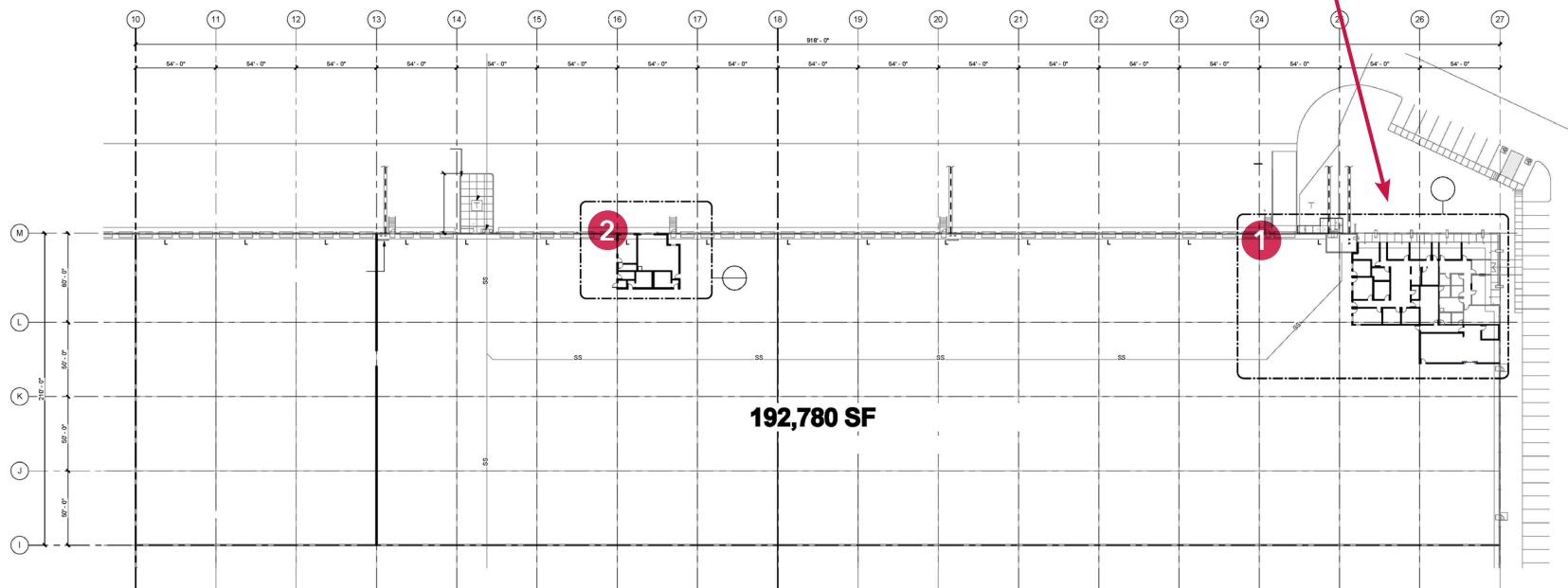
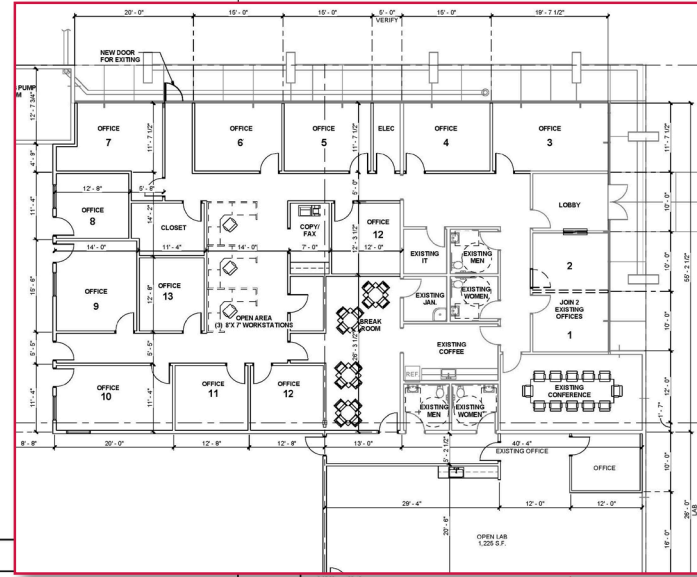
- **TOTAL BUILDING SQ. FT.** | 870,480 SF
- **AVAILABLE SQ. FT.** | 192,780 SF
- **TOTAL OFFICE SQ. FT.** | 7,862 SF
  - **MAIN OFFICE SQ. FT.** | 6,600 SF
  - **WAREHOUSE OFFICE SQ. FT.** | 1,262 SF
- **CEILING HEIGHT** | 32' Minimum
- **SPRINKLER** | ESFR
- **COLUMN SPACING** | 54' x 50' (60' Speed Bay)
- **DOCK-HIGH DOORS** | 52 Dock Doors (6 with Pit Levelers)
- **DRIVE-IN DOORS** | 1 Drive-In Door
- **TRAILER PARKING** | ±60 Trailer Spaces
- **AUTO PARKING** | ±59 Trailer Spaces
- **SITE ZONING** | M-1 (Light Industrial)



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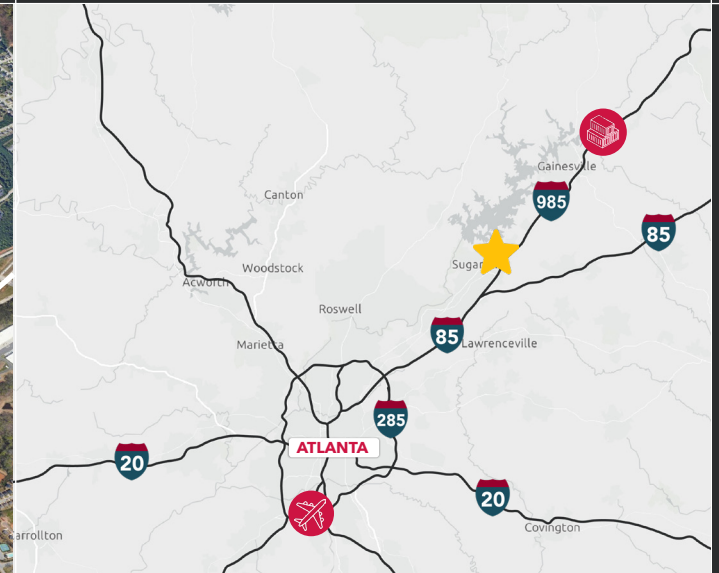
# FLOORPLANS

- **AVAILABLE SQ. FT. | 192,780 SF**
- **TOTAL OFFICE SQ. FT. | 7,862 SF**
- 1 **MAIN OFFICE SQ. FT. | 6,600 SF**
- 2 **WAREHOUSE OFFICE SQ. FT. | 1,262 SF**









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# NEARBY COMPANIES



## KEY DISTANCES

-  SUBJECT SITE
-  Interstate 985 | 3.8 mi
-  Interstate 85 | 6 mi
-  Interstate 285 | 27 mi
-  Gainesville Inland Port | 24 mi
-  ATL Int'L Airport | 47 mi

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