



For sublease

2408 Tech Center Parkway - Suite 200, Lawrenceville, GA 30043
46,866 SF Available

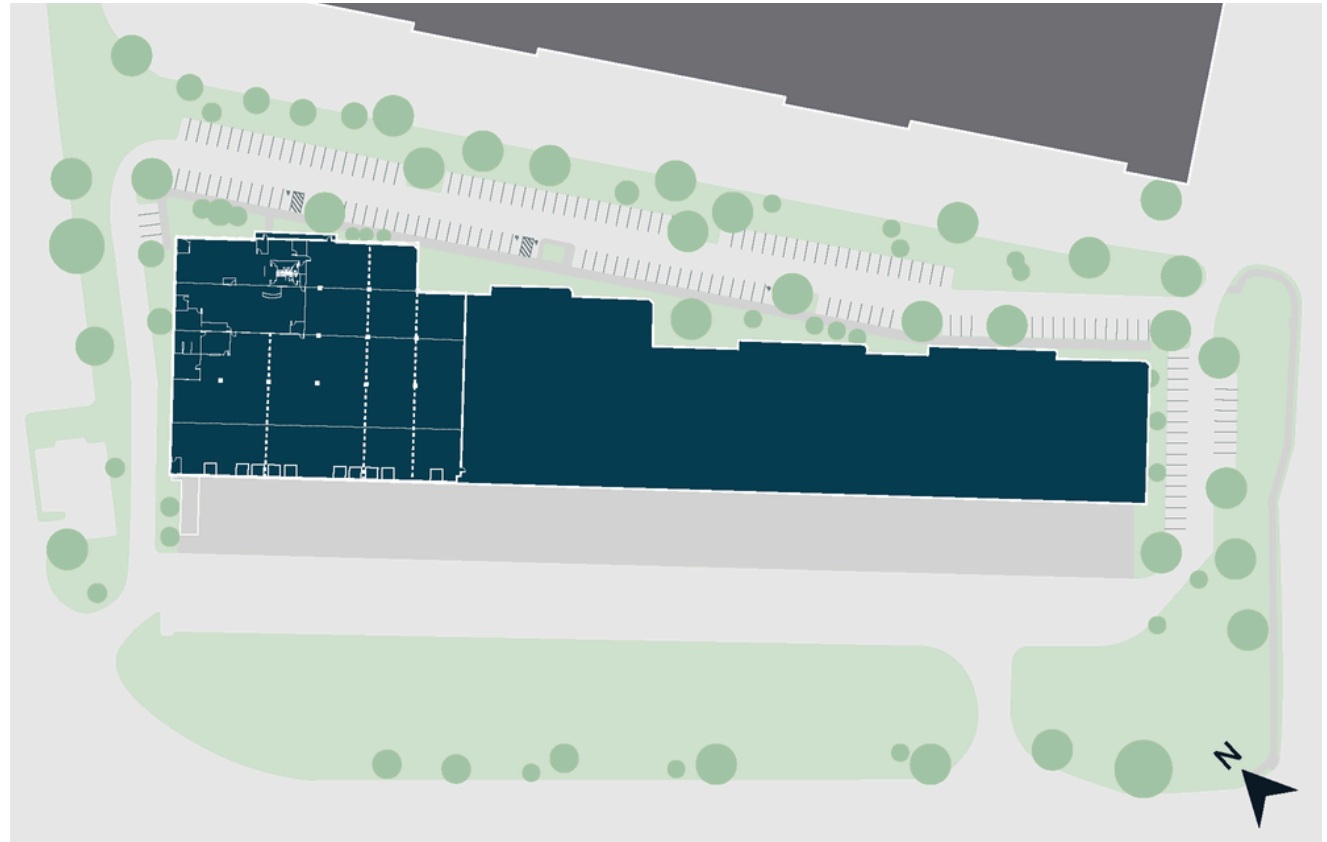
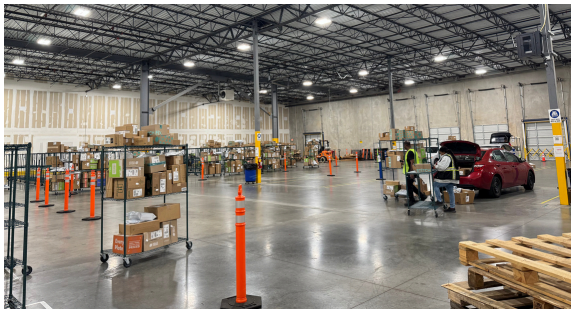


[jll.com](https://www.jll.com)

Property Overview

Property specifications

- Building SF: 124,827 SF
 - Available SF: 46,866 SF
 - Clear height: 22' - 24'
 - Dock high doors: 9
 - 1 with levelers
 - Drive-in doors: 1 (12'x14')
 - Additional ramped dock-high doors: 1
 - Available for occupancy: 5/1/2025
 - Lease expiration: 10/31/2026
- *Also available for longer term, direct deal



Number of households (2024)

2-miles	5-miles	10-miles
9,394	56,753	206,099

Estimated population (2024)

2-miles	5-miles	10-miles
26,357	171,702	628,696

Average household income (2024)

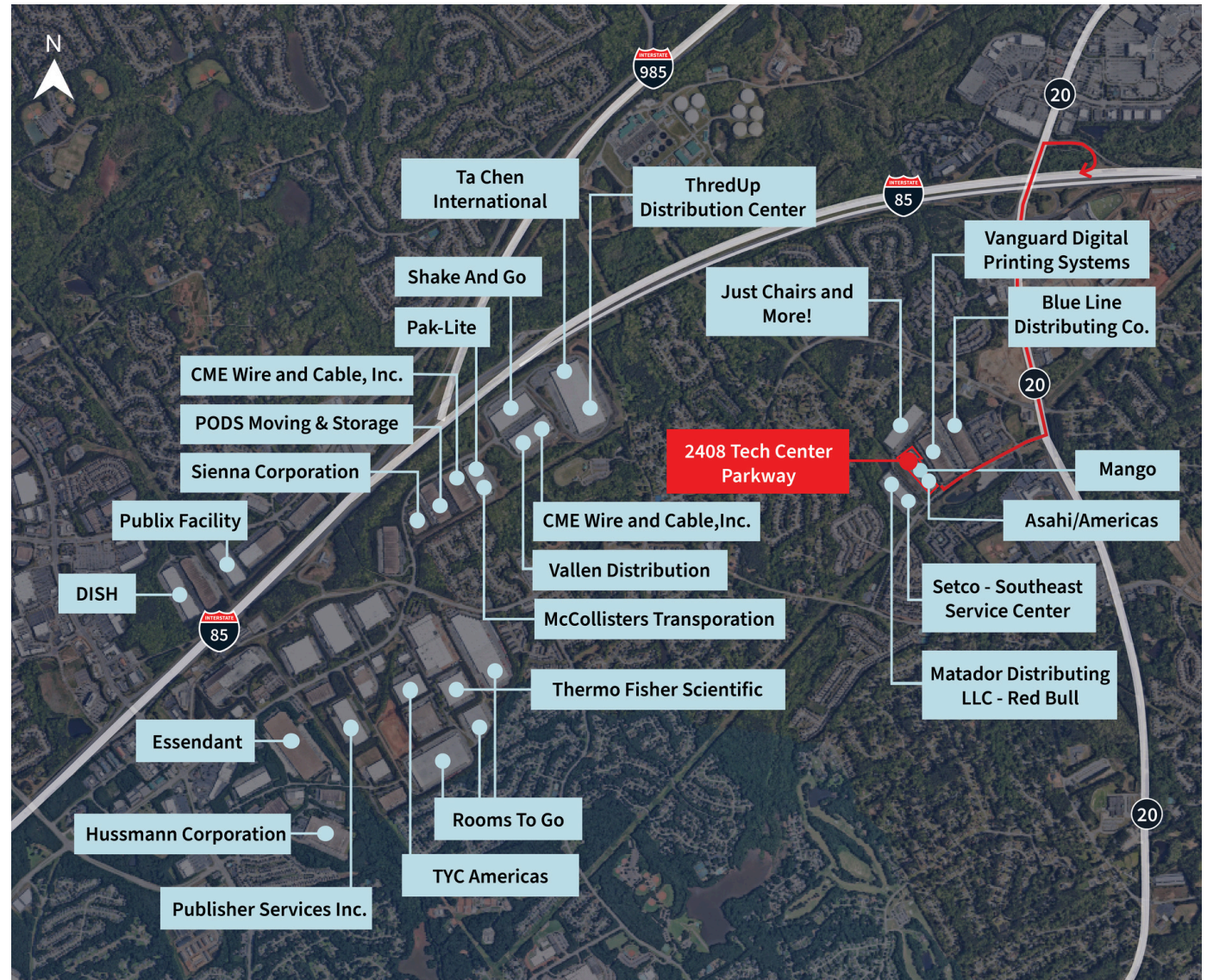
2-miles	5-miles	10-miles
\$102,204	\$114,181	\$113,142

Daytime employees (2024)

2-miles	5-miles	10-miles
8,897	62,878	227,016

Key Distances

I-20	0.7 miles
I-85	1.6 miles
I-985	4 miles
GA HWY 29	5.5
CSX Palmer Yard	10.4 miles
I-285	20 miles
Atlanta	21 miles
DeKalb-Peachtree Airport	25 miles
Hartsfield-Jackson Intl. Airport	45 miles
Appalachian Regional Port	92 miles
Port of Savannah	277 miles
Port of Charleston	292 miles





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