

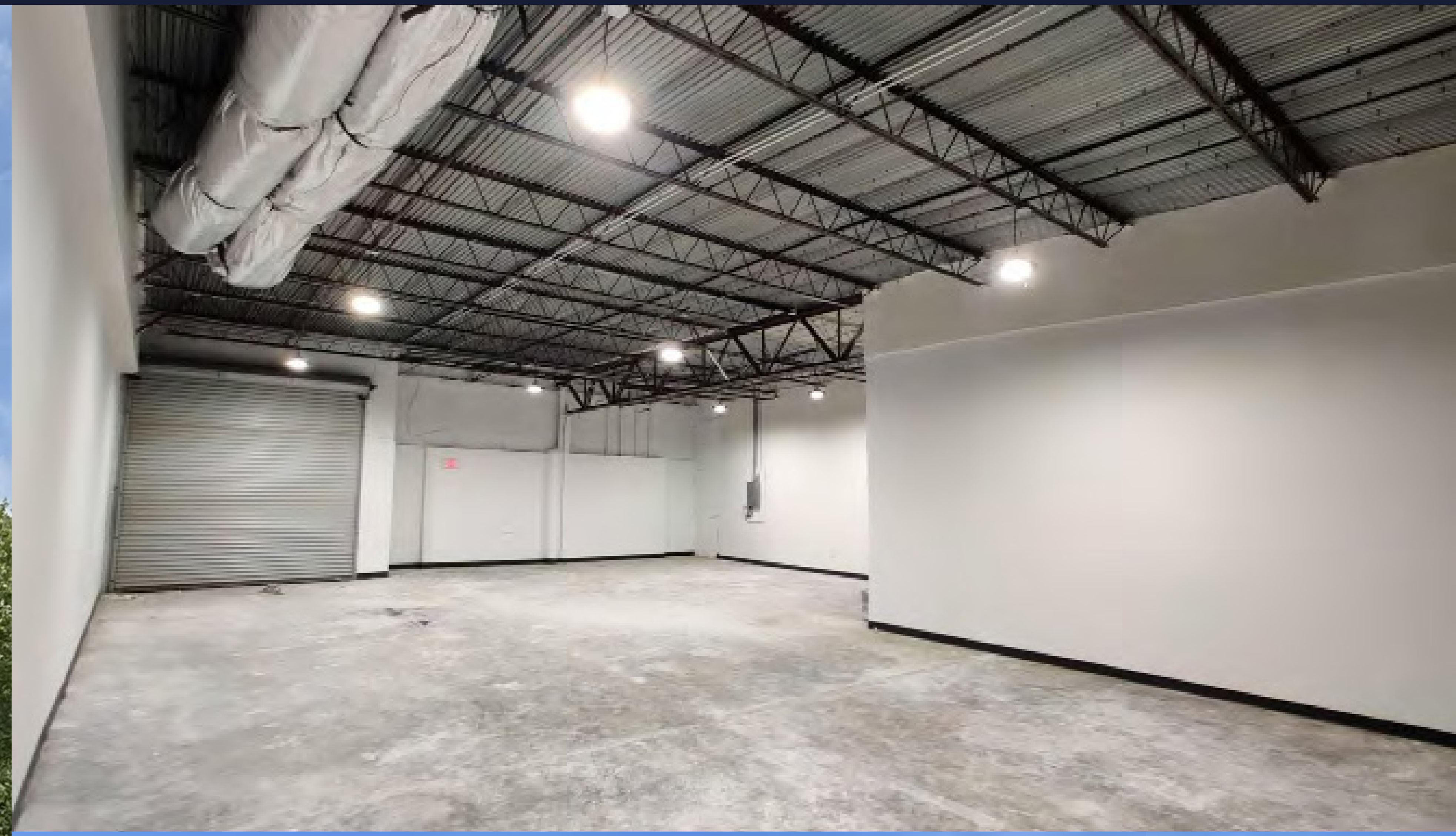
316 BUSINESS CENTER

1000 HURRICANE SHOALS RD, LAWRENCEVILLE, GA 30043

UP TO 3,200 SF OF FLEX SPACE AVAILABLE FOR LEASE



Suites Starting at
\$3,082/Month



Flex/Warehouse For Lease

PROPERTY OVERVIEW

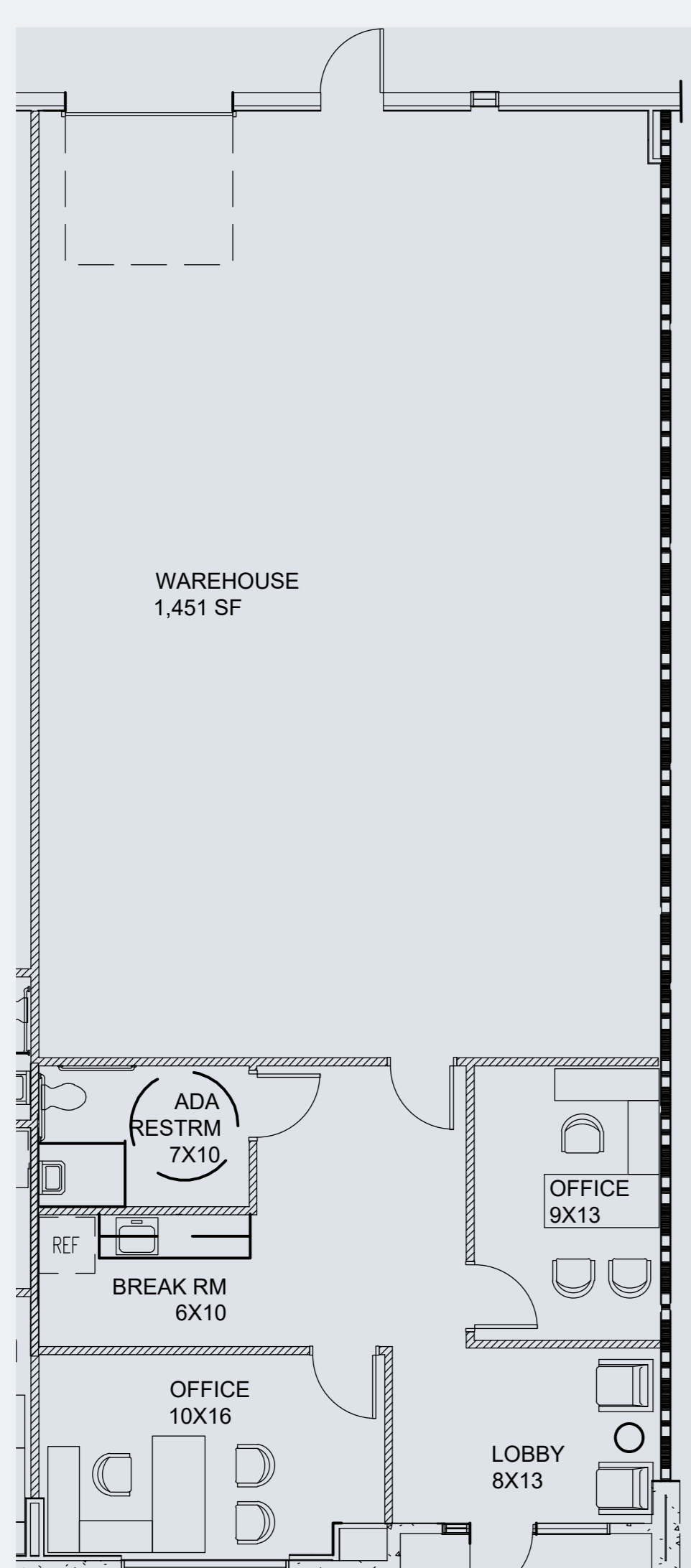
- Four Flex/Office buildings off Hwy 316
- Each suite has office, warehouse, and drive in door
- 300 parking spaces
- 15' clear height
- Renovated 2023
- Zoning - M1 (Light Industrial)

AVAILABLE SPACES

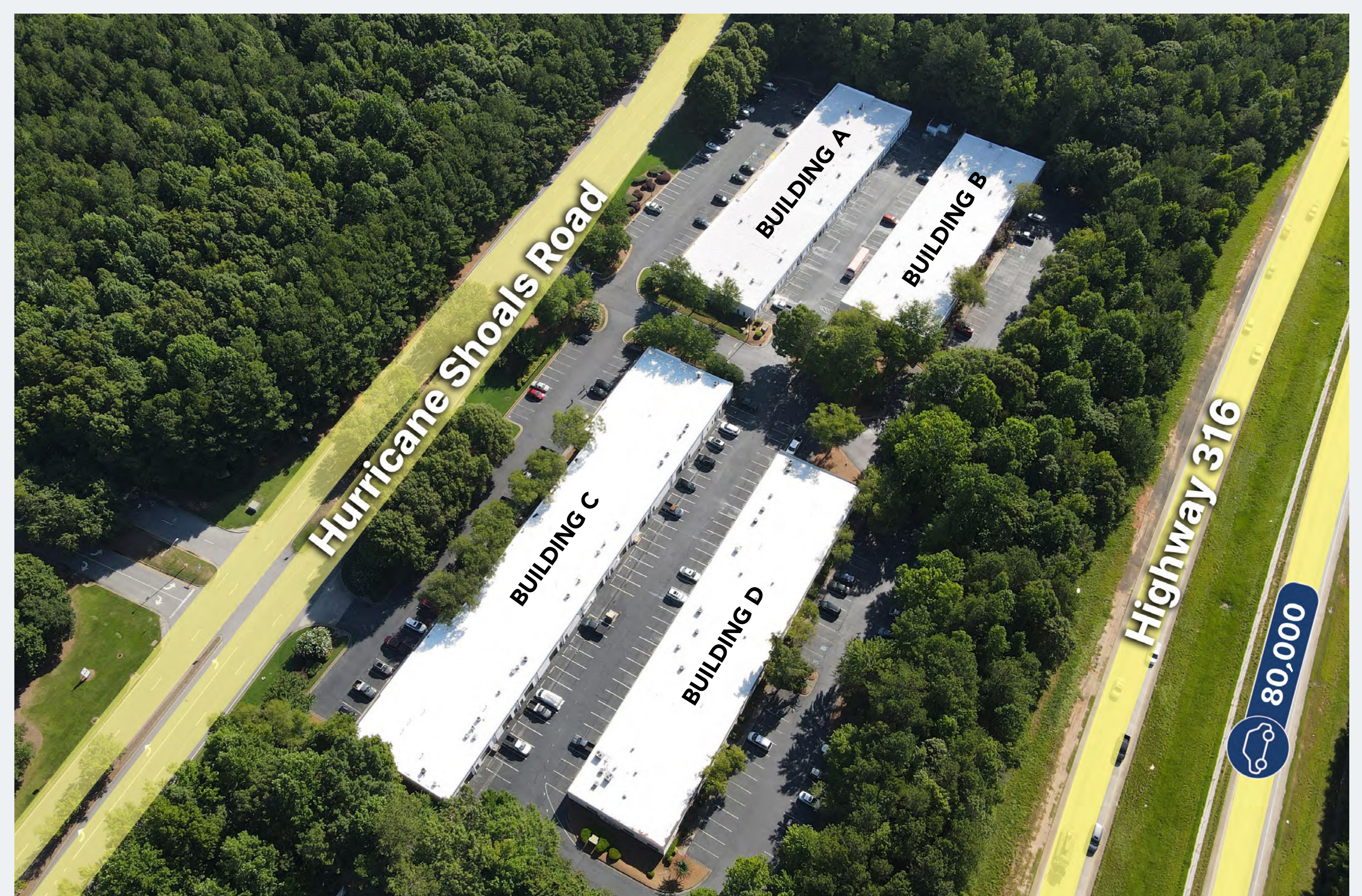
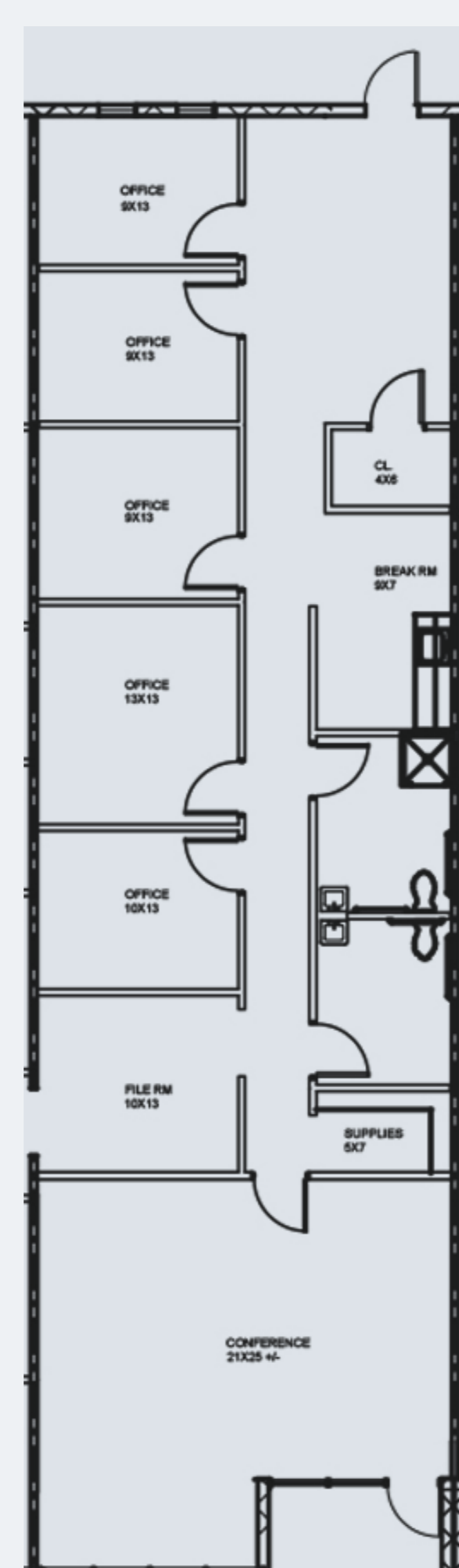
SUITE	UNIT DESCRIPTION
A140	2,126 SF 1 Drive in door 20% office / 80% warehouse
A180	2,095 SF 1 Drive in door 20% office / 80% warehouse
D300	2,130 SF 1 Drive in door 20% office / 80% warehouse

FLOORPLANS

A140
2,126 RSF TOTAL
OFFICE - 695 SF
WAREHOUSE - 1,451 SF



D300
2,130 RSF TOTAL



FOR MORE INFORMATION,
PLEASE CONTACT:



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