

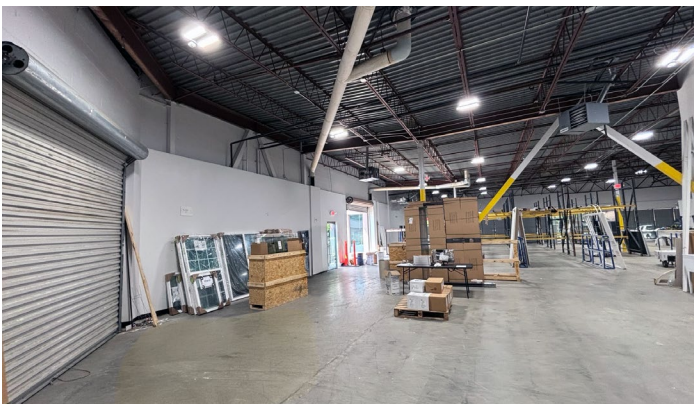
FOR SUBLEASE

3305 Breckinridge Boulevard, Duluth, GA 30096 (Gwinnett County)



FUNCTIONAL, MODERN FLEX SPACE IN PRIME GWINNETT LOCATION!

END CAP / CORNER UNIT - AVAILABLE IMMEDIATELY!



SPACE AVAILABLE	PRICE REDUCED!	TERM	LOADING DOORS	PARKING
± 15,248 RSF	\$12.00/SF NNN	7/31/2029	2 DOCK-HIGH	3.5/1,000 SF
8,052 SF Warehouse 7,196 SF Office Space	+ \$3.19/SF OpEx	Sublease Expiration	10' (no levelers)	53 spaces

FOR MORE INFORMATION CONTACT: Boris Garbuz, Senior Director: Phone: +1 404-682-3418 Email: Boris.garbuz@cushwake.com

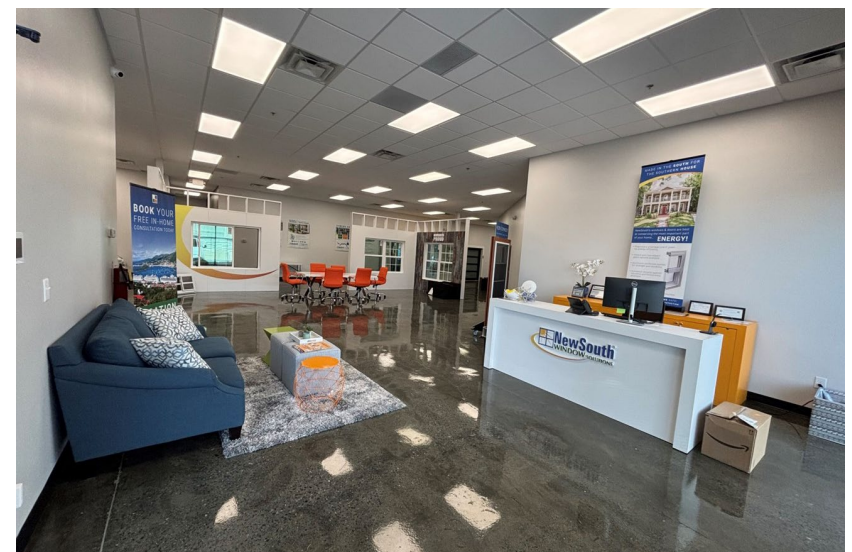
3305 BRECKINRIDGE BLVD., BUILDING A, DULUTH, GA

PROPERTY HIGHLIGHTS

FOR SUBLEASE

Located within the well-established Breckenridge Business Park in Duluth, this ± 15,248 RSF corner unit offers an excellent combination of warehouse and office space ideal for businesses seeking efficiency, convenience, and access to major transportation routes. This professionally maintained unit features polished interior finishes, generous ceiling height, and robust infrastructure — all just moments from I-85.

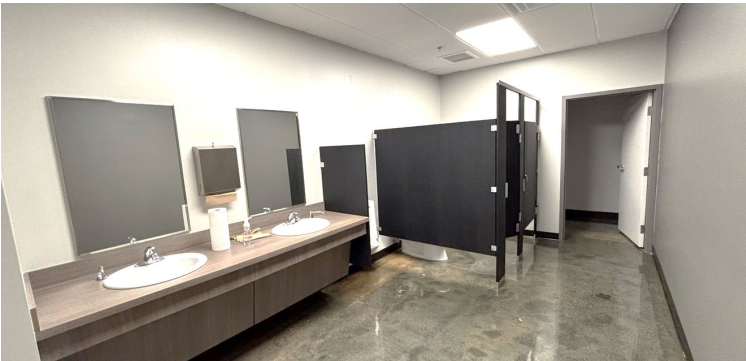
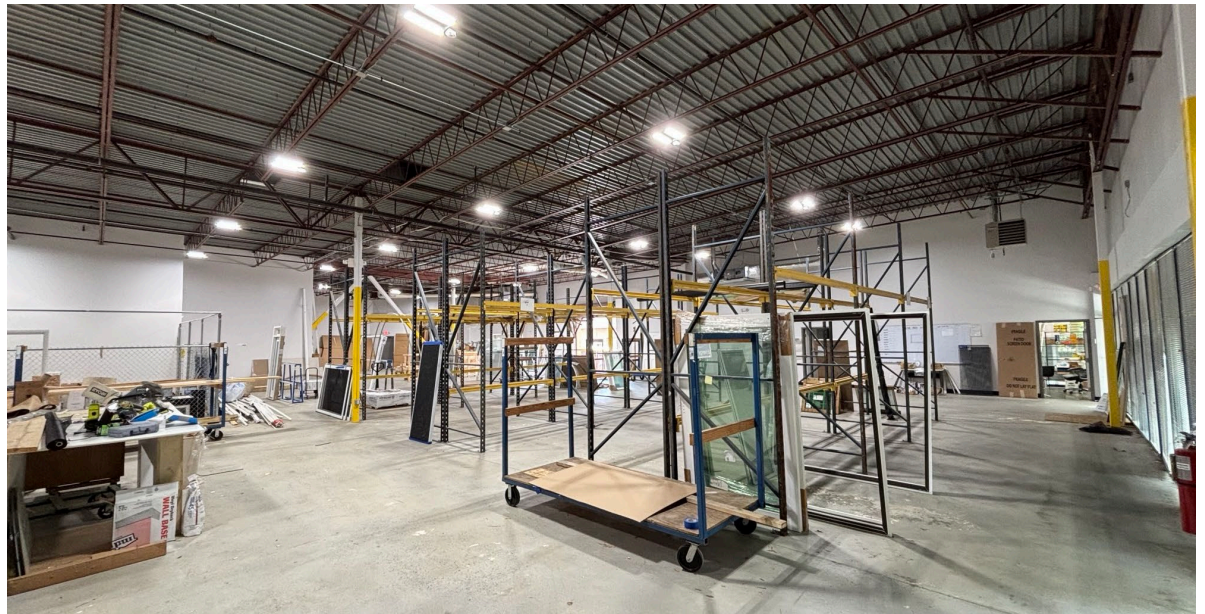
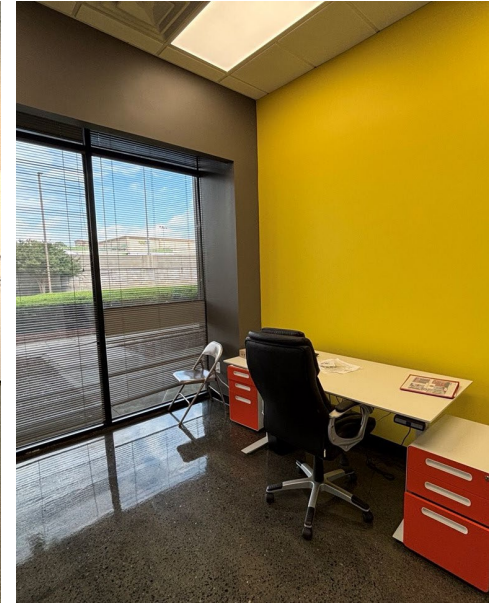
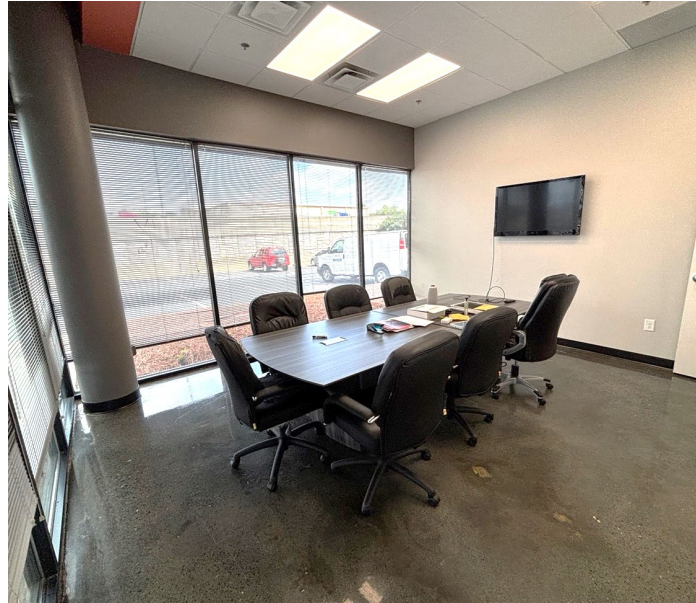
- Prominent end-cap/corner unit offering maximum visibility and accessibility
- Generous 16.5-foot clear ceiling height
- Two 10-foot dock-high doors with potential to retrofit a third dock (one currently fitted with glass; no levelers installed)
- Three warehouse heaters for efficient climate control
- Two restrooms conveniently located on the dock side
- Break room with direct access to both dock and office areas
- Dedicated IT closet equipped with supplemental cooling
- Private executive office featuring an en-suite restroom
- Energy-efficient LED warehouse lighting with motion sensors
- Fully equipped fire suppression system
- Monument signage available for enhanced branding and visibility



3305 BRECKINRIDGE BLVD., BUILDING A, DULUTH, GA

PROPERTY PHOTOS

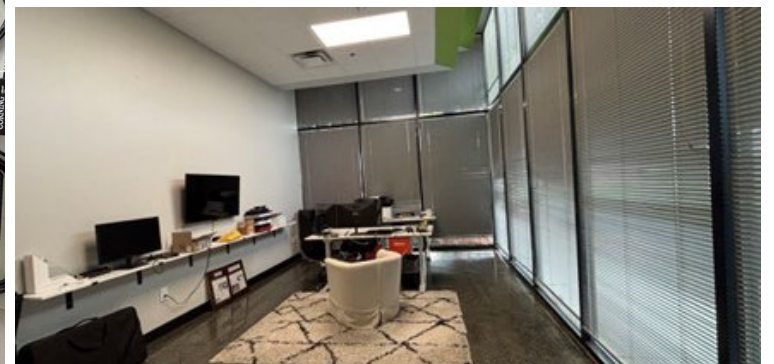
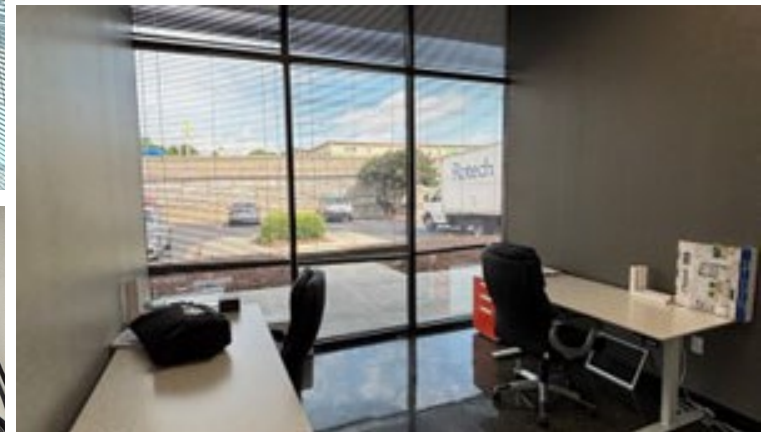
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3305 BRECKINRIDGE BLVD., BUILDING A, DULUTH, GA

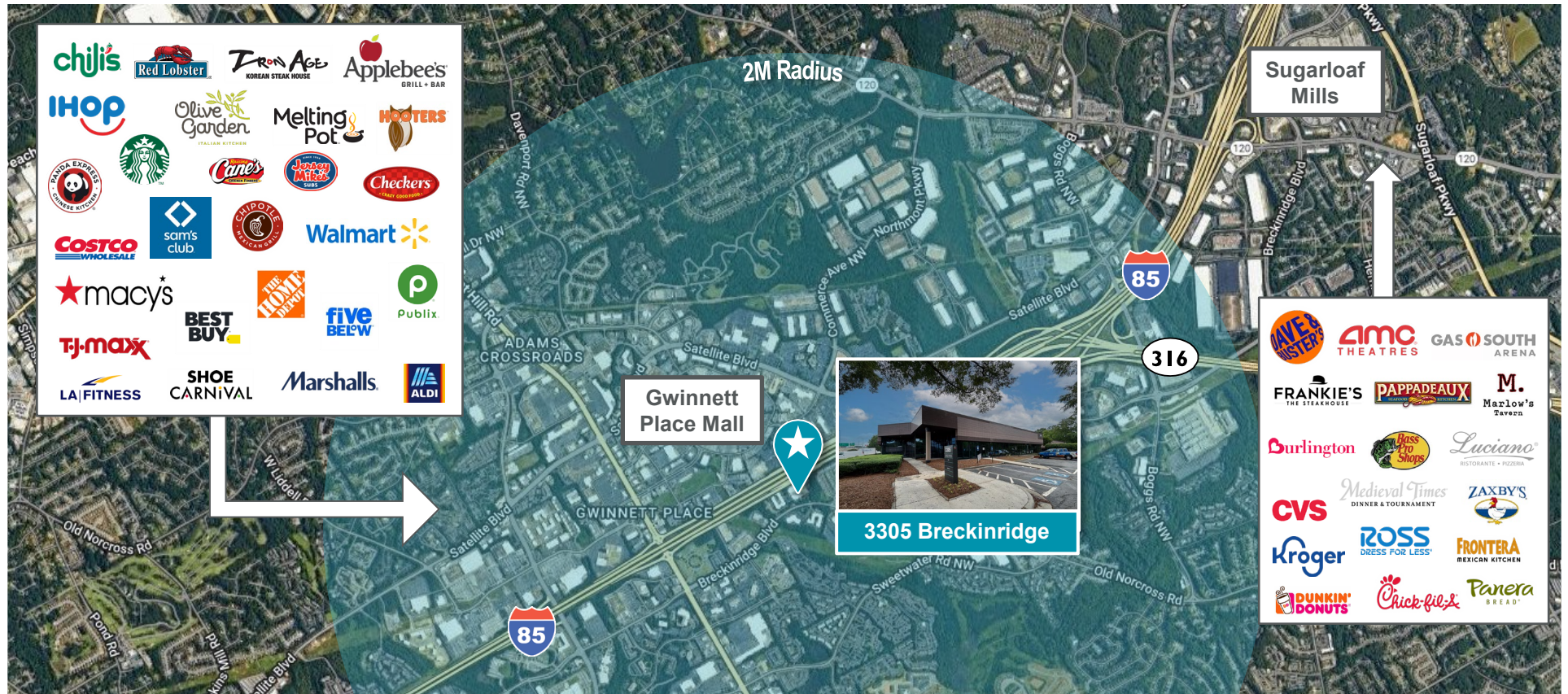
PROPERTY PHOTOS

FOR SUBLEASE



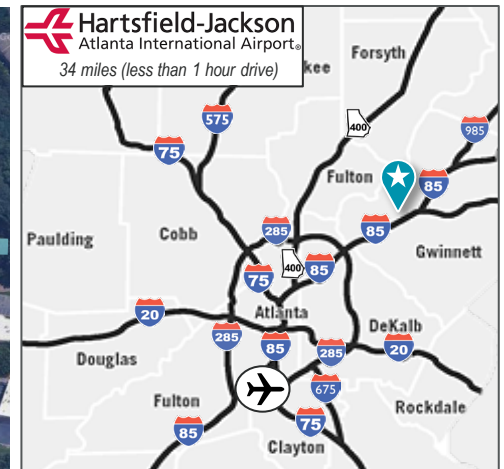
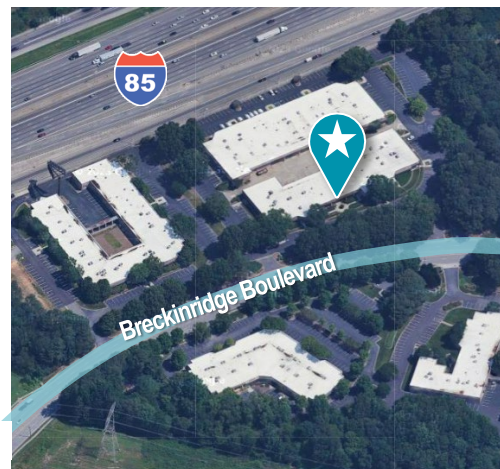
LOCATION OVERVIEW

FOR SUBLEASE



LOCATION HIGHLIGHTS

- Situated in Breckenridge Business Park, a clean and professional setting for commercial users
- Immediate access to I-85, providing excellent connectivity to metro Atlanta, logistics corridors, and regional labor pools
- Minutes from a wide range of amenities, including dining, lodging, and retail options in Duluth and Gwinnett County
- Strong surrounding business community with numerous light industrial, tech, and service-based tenants

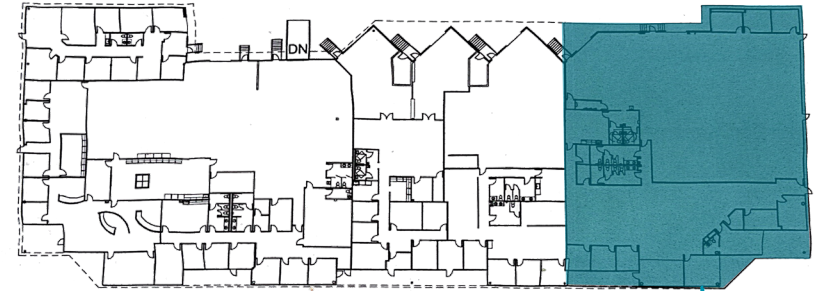
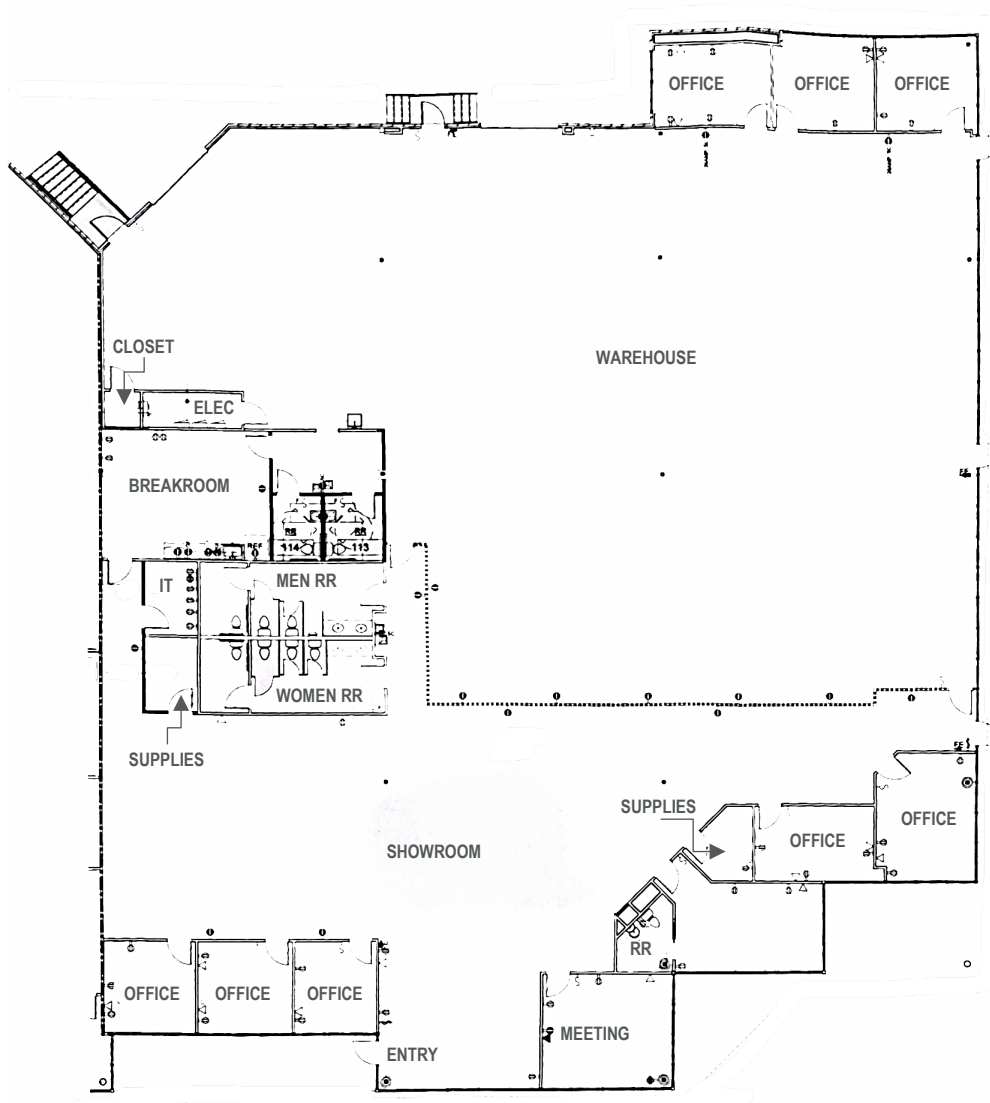


3305 BRECKINRIDGE BLVD., BUILDING A, DULUTH, GA

FLOOR PLAN

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± 15,248 RSF
END CAP/CORNER UNIT





**FOR MORE INFORMATION
CONTACT:**



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