

# ROYAL WOODS BUSINESS CENTER

GREATER METRO ATLANTA  
TUCKER / STONE MOUNTAIN INDUSTRIAL

5238 Royal Woods Parkway  
Tucker, Georgia 30084



FOR LEASE

Suite 190

±13,100 SF AVAILABLE



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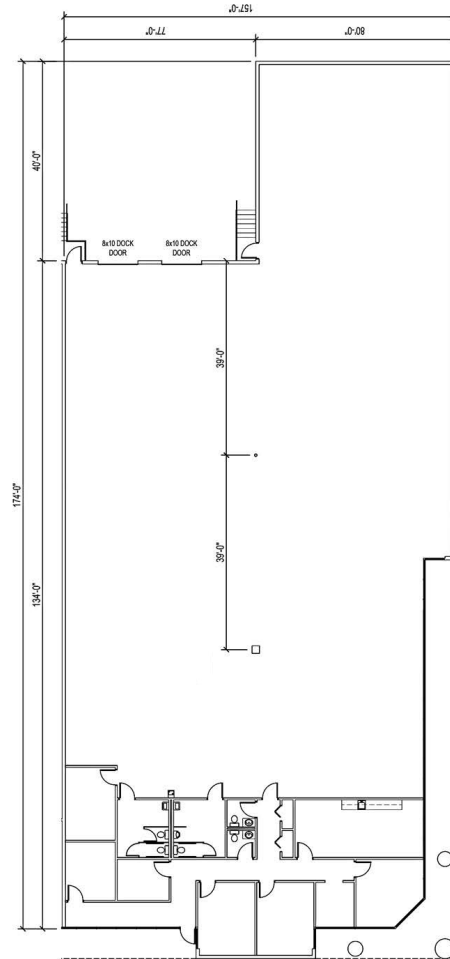
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## SUITE 190 HIGHLIGHTS

|                |                                    |
|----------------|------------------------------------|
| Available      | 13,100 square feet                 |
| Office         | 2,015 square feet                  |
| Clear Height   | 18' minimum clear                  |
| Dock Doors     | One (1) DH door                    |
| Drive-In Doors | One (1) DI door                    |
| Column Spacing | 39' x 39' typical                  |
| Sprinklers     | Wet sprinkler system               |
| Parking        | 2.0 / 1,000 parking ratio          |
| Other          | Proximity to exceptional amenities |

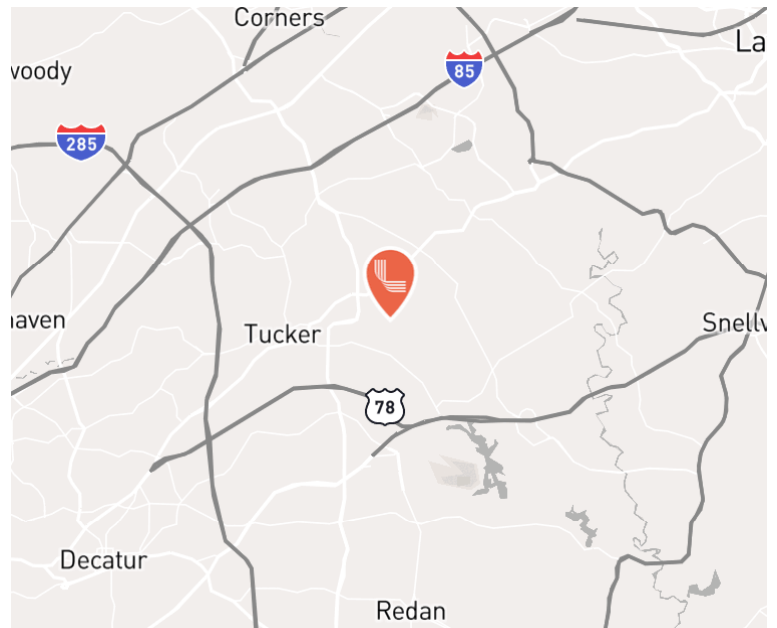


Suite 190 at Royal Woods Business Center offers  $\pm 13,100$  SF in a highly functional industrial configuration featuring  $\pm 2,015$  SF of office and  $\pm 11,085$  SF of warehouse space. The suite includes  $\pm 18'$  minimum clear height, one dock-high door, one drive-in door, and 39' x 39' column spacing, providing efficient functionality for a variety of users. Located within a well-maintained, master-planned business park with proximity to exceptional amenities and excellent access to I-85, I-285, and Highway 78, the property is ideal for users seeking convenience, connectivity, and flexible industrial space.

FOR LEASE

$\pm 13,100$  SF

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