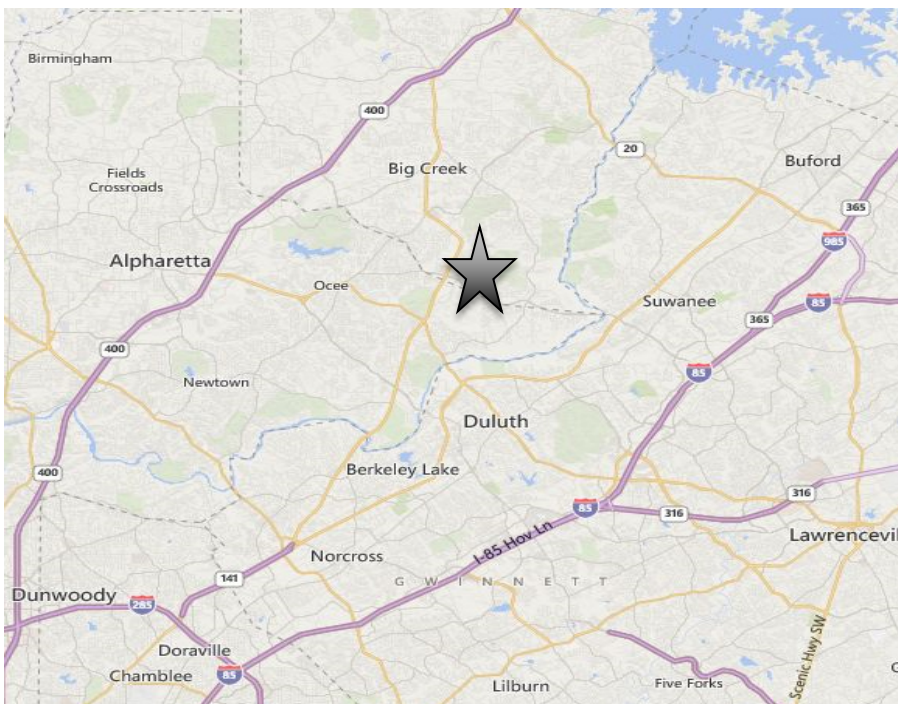


FOR SALE or LEASE 92,792 sf with 32,753 sf office

7340 MCGINNIS FERRY ROAD

Suwanee, GA 30024



BUILDING HIGHLIGHTS

- 92,792 SF freestanding facility
- 32,753 SF office
- 8.03+/- acres & 258 +/- parking spaces
- 100% A/C
- 19' minimum clearance
- 4,800 Amp, 3 phase min. electrical supply
- 5 dock high doors (expandable); 3 drive-in doors
- Redundant power & multiple fiber providers
- T-5 fluorescent lighting in warehouse
- Roof replaced in 2009

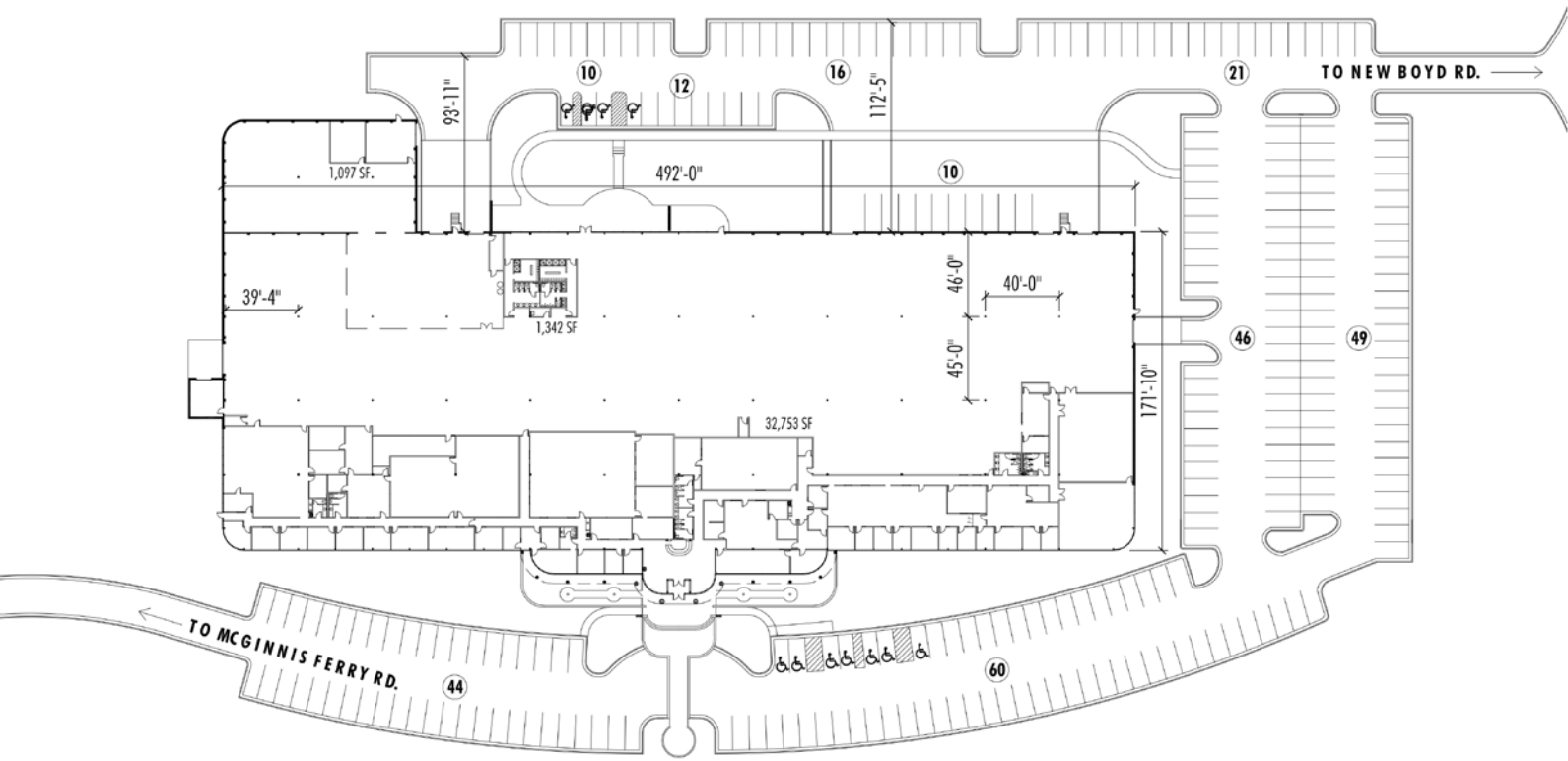
CONTACT Craig Viergever, SIOR
404.442.2843 • cviergever@lee-associates.com

Tyler Flemming
404.442.2855 • tflemming@lee-associates.com

FOR SALE or LEASE 92,792 sf with 32,753 sf office

7340 MCGINNIS FERRY ROAD

Suwanee, GA 30024

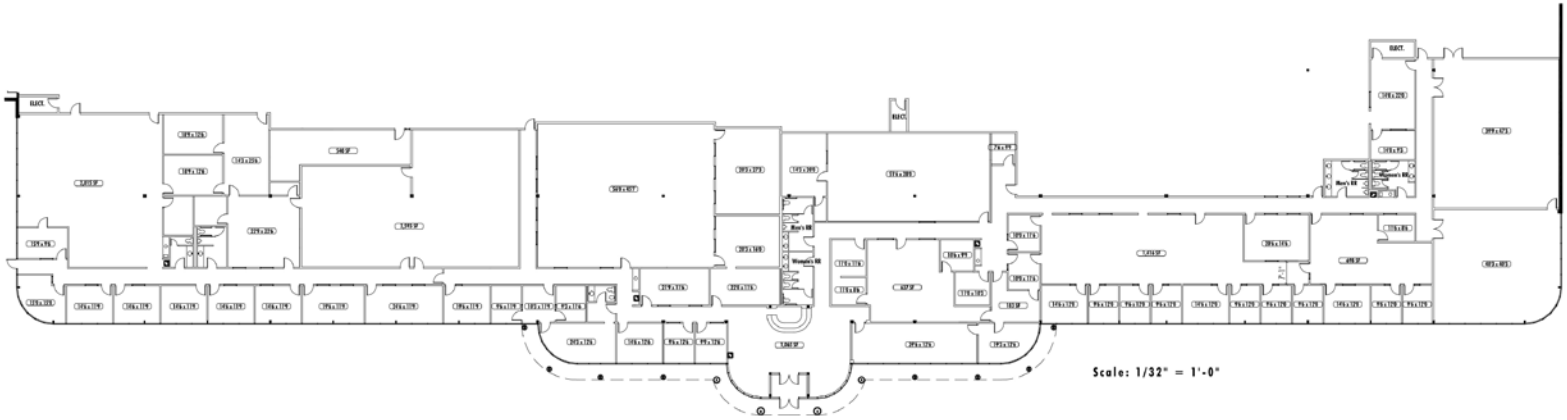


CONTACT Craig Viergever, SIOR 404.442.2843 • cviergever@lee-associates.com Tyler Flemming 404.442.2855 • tflemming@lee-associates.com

FOR SALE or LEASE 92,792 sf with 32,753 sf office

7340 MCGINNIS FERRY ROAD

Suwanee, GA 30024



CONTACT Craig Viergever, SIOR
404.442.2843 • cviergever@lee-associates.com

Tyler Flemming
404.442.2855 • tflemming@lee-associates.com

FOR SALE or LEASE 92,792 sf with 32,753 sf office

7340 MCGINNIS FERRY ROAD

Suwanee, GA 30024



Building Specifications

SIZE

92,792 SF

OFFICE

32,753 SF

LOADING

5 dock high doors (expandable); 3 drive-in doors

CLEAR

19' minimum clearance

PARKING

258+/- striped auto spaces, 10 potential trailer spaces

POWER

4,800 Amp, 3 phase main electrical supply

TRUCK COURT

112'-5" truck court with 55' concrete pad

LIGHTING

T-5 fluorescent lighting in warehouse

COLUMN SPACING

40' wide x 45' deep

SPRINKLER

Wet (.20 GPM/1500 SF)

BUILDING HIGHLIGHTS

- 100% Air Conditioned
- Redundant power source
- Multiple fiber providers (AT&T current provider)
- Entrance via Boyd Road at traffic light on McGinnis Ferry
- Ideal uses include: corporate headquarters, R&D, office/warehouse, institutional, healthcare



CONTACT

Craig Viergever, SIOR
404.442.2843 • cviergever@lee-associates.com

Tyler Flemming
404.442.2855 • tflemming@lee-associates.com