

FOR LEASE: 6,480 sq. ft. with 4,094 sq. ft. office

# BRECKINRIDGE BUSINESS CENTER

3435 Breckinridge Boulevard, Suite 130, Duluth, Georgia



**Gwinnett Place Opportunity Zone  
Tax Credit Up to \$3,500/ New Job**



## BUILDING HIGHLIGHTS

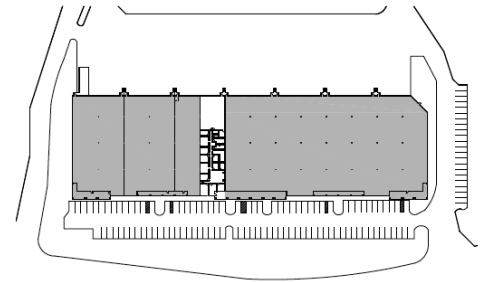
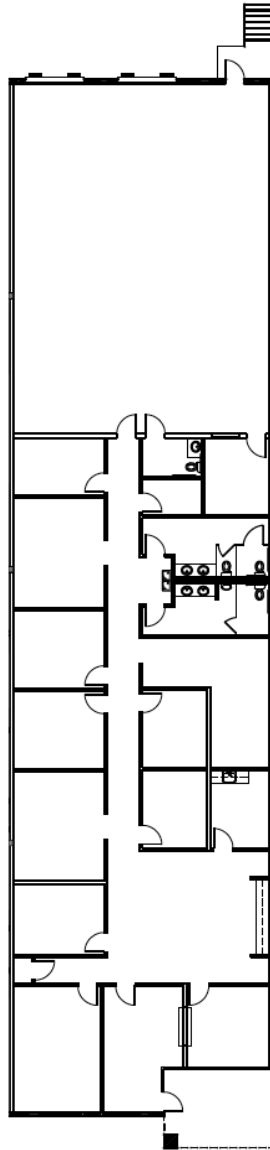
- 90,364 Square Foot Building
- 6,480 Square Feet Available
- 4,094 Square Feet of Office
- 2,386 Square Feet of Warehouse
- Two (2) Dock High Loading Doors
- 120' Deep Truck Court
- Eight (8) Automobile Parking Spots
- 24' Ceiling Height
- 160' Bay Depths
- 40' x 40' Typical Column Spacing

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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KEY PLAN

Plan Summary	
TOTAL SQ. FT.	6,480
WAREHOUSE	2,386
OFFICE	4,094
DOOR ROOMS	2
DRIVE IN DOORS	N/A
AUTO PARKING	8
TRAILER PARKING	N/A

NOT TO SCALE



## Contact

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