

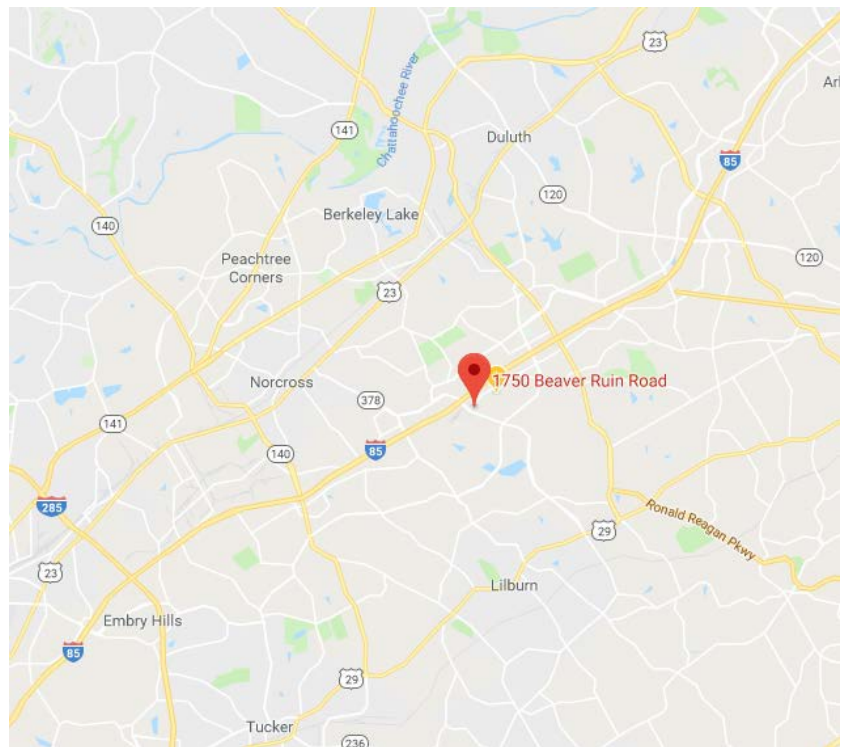
**13,625 Square Feet  
50 Parking Spots**



**1750 Beaver Ruin Road, Suite 800 | Norcross, Georgia 30093  
Gwinnett Park – Northeast Atlanta**

### Property Features:

- 13,625 Total Square Feet Available
- 14,946 Square Foot of Office
- 1,679 Square Foot of Warehouse
- 1 Dock High Loading Door
- 1 Ramped Drive-in Door
- 14' Minimum Clear Height
- 3.70/1,000 Sq. Ft. Parking Ratio
- Less Developed Census Tract 504.23
- Tax Credits Up to \$3,500.00 per Qualifying New Job to Georgia



For More Information, Contact:  
Mr. David Nash  
dnash@nashcommercial.com  
404-386-5846

**NASH**   
**COMMERCIAL**

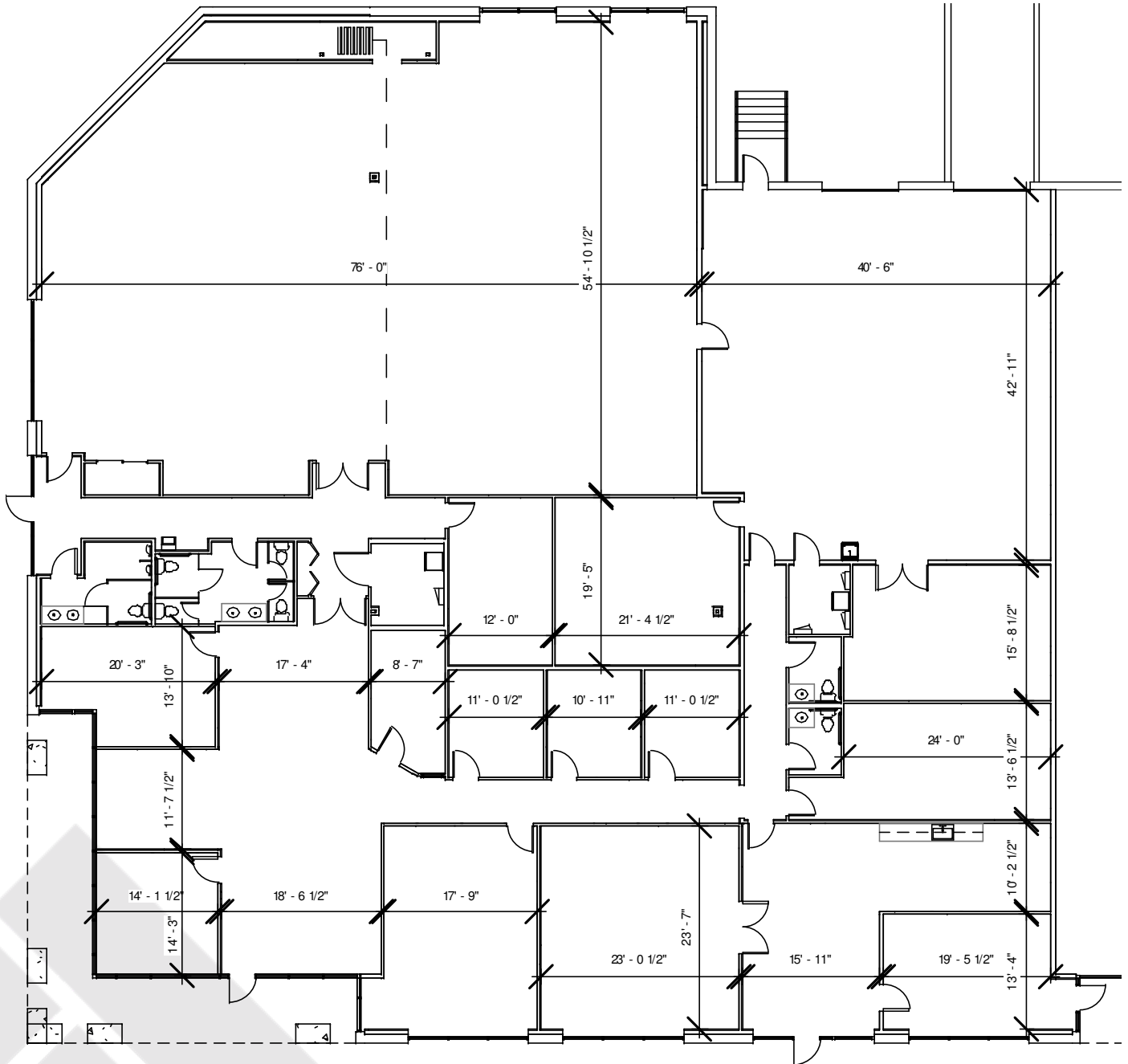
Property Owned &  
Professionally Managed By:

 **SPERRY**  
EQUITIES  
A NATIONAL REAL ESTATE INVESTMENT FIRM

The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice.

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