



OFFICE/WAREHOUSE SPACE FOR LEASE

2305 NEWPOINT PARKWAY
LAWRENCEVILLE, GA 30043

FOUNDRY
COMMERCIAL



BUILDING SPECIFICATIONS

AVAILABILITY: Min. Contig. - 25,058 SF
Max. Contig. - 50,116 SF

RENTAL RATE: Negotiable

RENTAL TYPE: NNN

PARKING: 6.00/1,000



PROPERTY FEATURES

- Located off I-85 and GA Highway 120
- 50,116 RSF two story office/warehouse
- First floor is 25,058 SF in total, consisting of 4,058 SF office and 21,000 SF warehouse space
- Second floor is 25,058 SF class A office space
- 20' clear height in warehouse
- Dock-high access
- Drive in access

FIRST FLOOR

PLAN

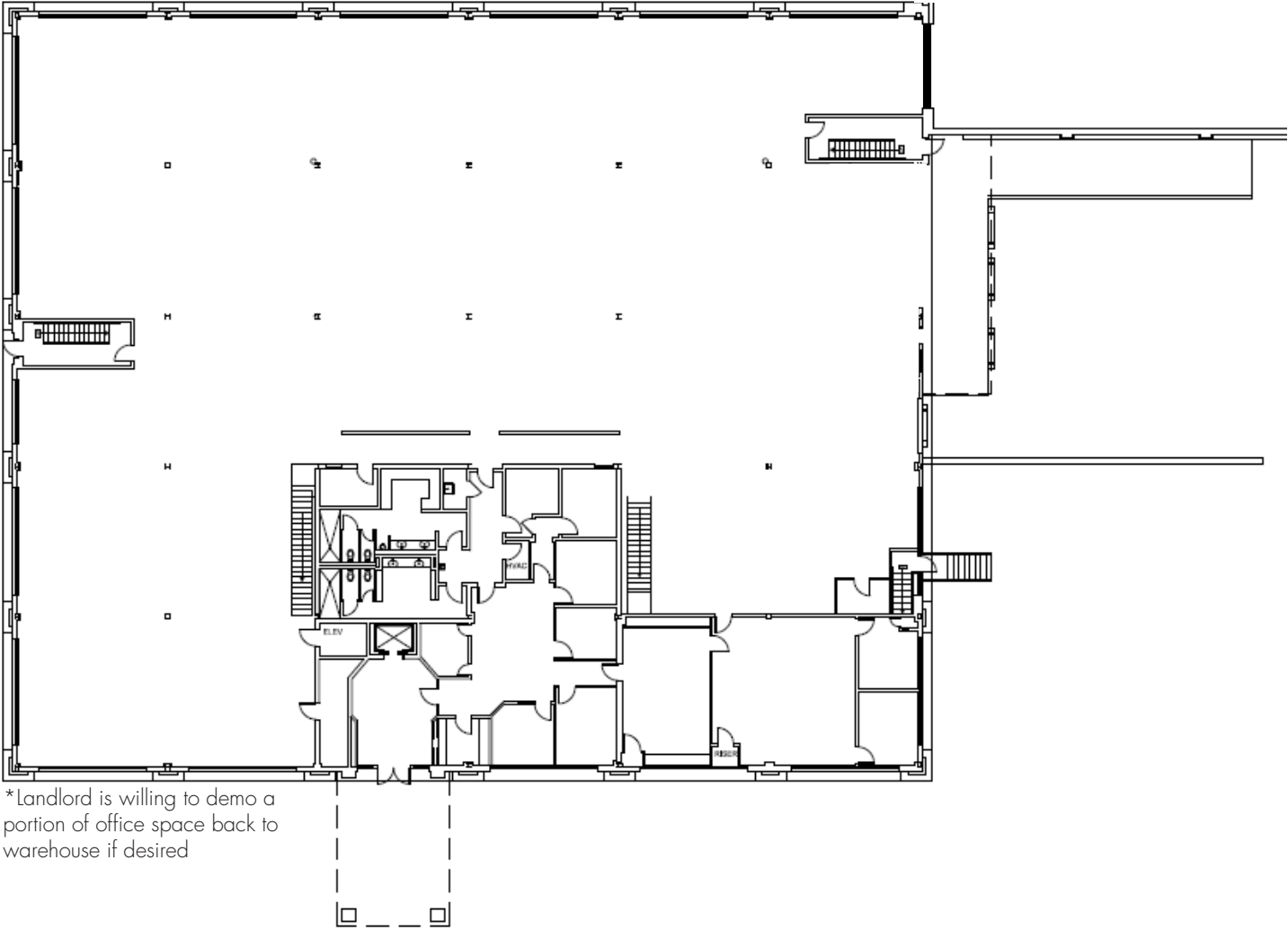
25,058 TOTAL SF

21,000 SF WAREHOUSE
4,058 SF OFFICE

- 1 FOUR (4) DOCK HIGH DOORS
- 2 ONE (1) OVERSIZED DRIVE IN DOOR

3 20' CLEAR HEIGHT

- 4 HEAVY POWER
- 5 LED WAREHOUSE LIGHTING



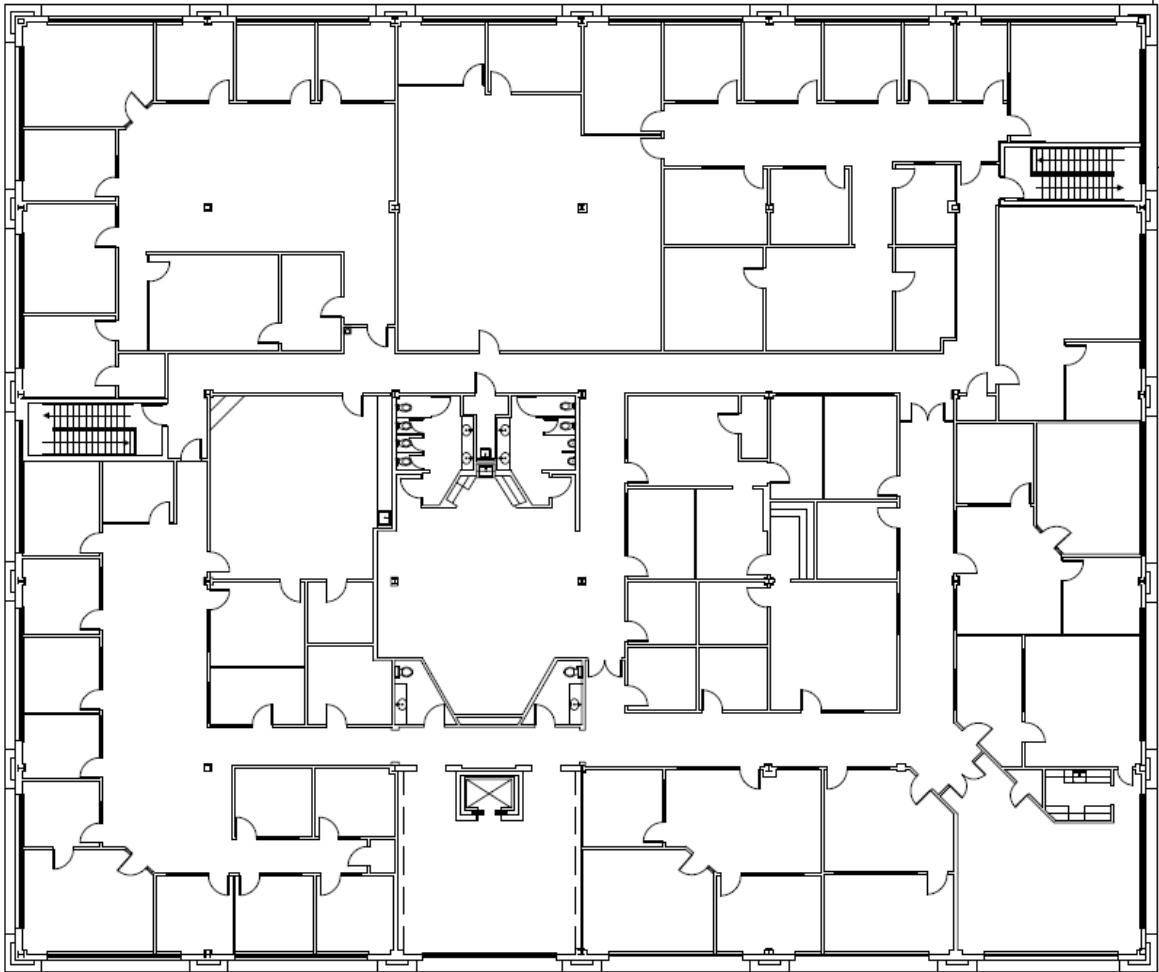
* Landlord is willing to demo a portion of office space back to warehouse if desired

SECOND FLOOR

PLAN

25,058 TOTAL SF

100% OFFICE



*Landlord is willing to demo a portion of office space back to warehouse if desired



BUILDING
AERIALS



BUILDING

AERIALS



BUILDING

PHOTOS



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