

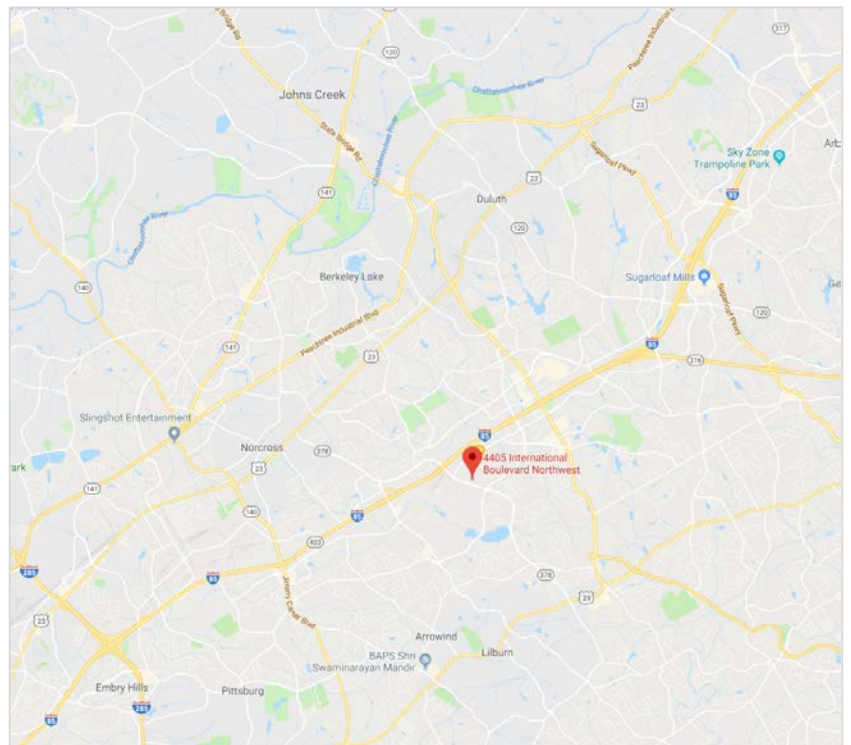
**2,452 Square Feet  
Office | Flex**



**4405 International Boulevard, Suite 119 | Norcross, Georgia 30093**  
**Gwinnett Park – Northeast Atlanta**

### Property Features:

- 2,452 Total Square Feet Available
- Build-to-Suit Warehouse
- 1 Glass Double Loading Door
- Corner Unit, Abundant Glass
- Up to 3.51/1,000 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**

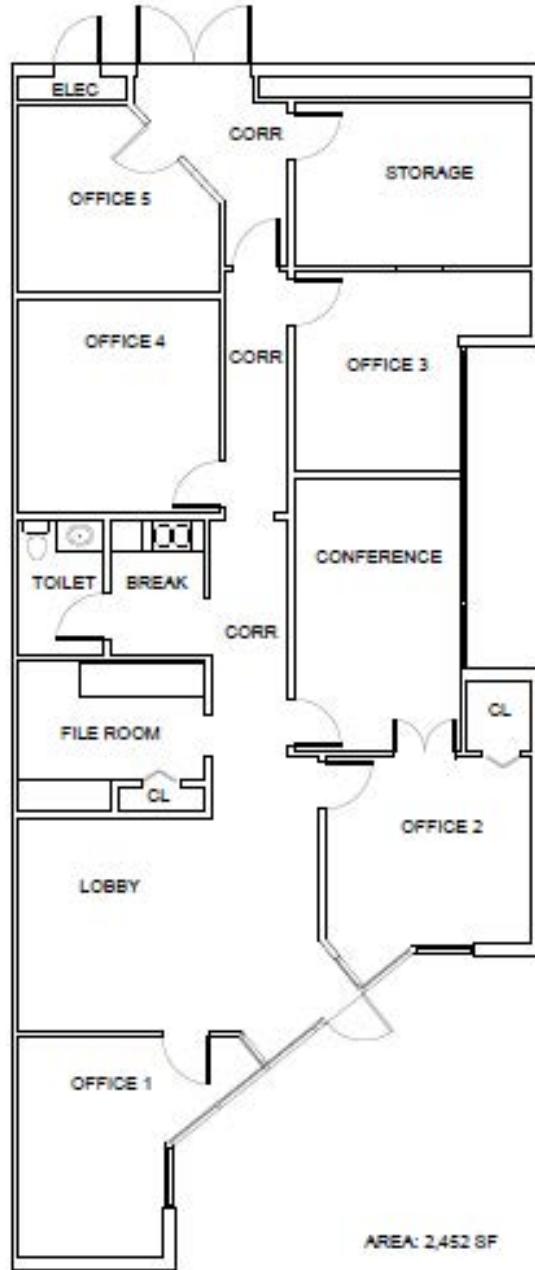
Property Owned &  
Professionally Managed By:

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

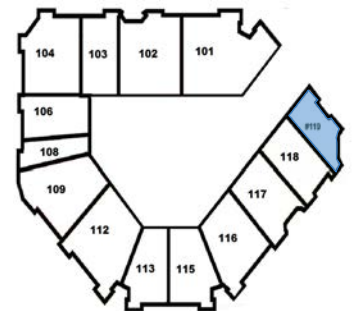
The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice.

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AREA: 2,452 SF



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