

**FOR SALE/LEASE  
MANUFACTURING/DISTRIBUTION  
FACILITY** **249,200 SF**

**NAI** Brannen Goddard

# GWINNETT PARK

4245 International Blvd | Norcross, GA 30093

**PROPERTY HIGHLIGHTS**

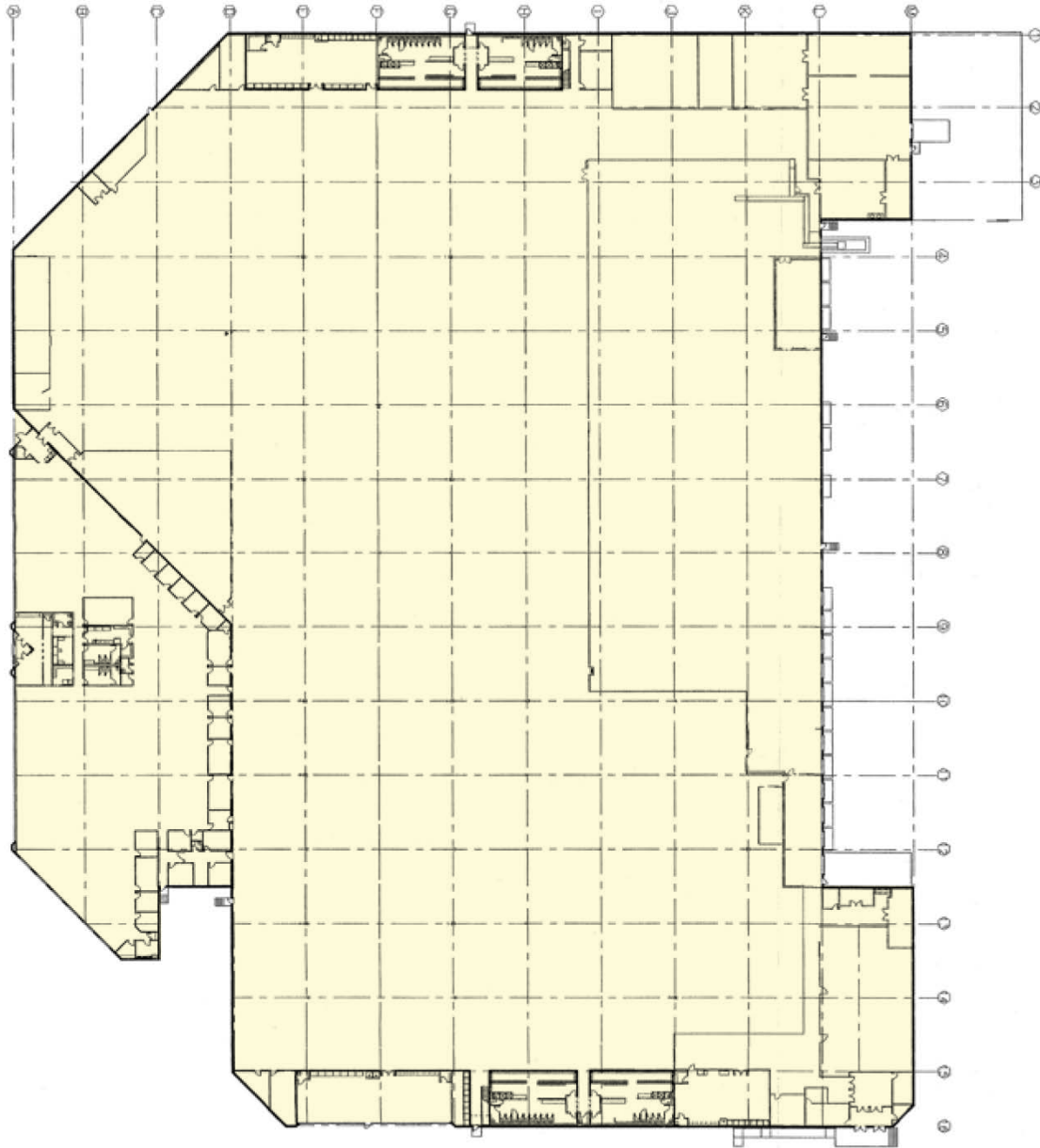
- 249,200 SF Rear Load Warehouse on 10.578 acres
- 29,100 SF Office Space
- 100% HVAC Warehouse
- 23' Ceiling Height
- 16 Dock High Doors (8' x 10')
- 2 Drive-in Doors (8' x 10' ramped)
- 115' Deep Truck Court with 50' apron
- Class II Sprinkler System
- **428 Total Auto Parks**
  - 162 Auto Parks
  - 266 Additional Parks Available
- 440' Building Depth
- 40' x 40' Column Spacing
- Brick Construction with EPDM Roof
- **12,000 Amps of Power**
  - **(2) 1,000 KVA Transformers**
  - **(1) 1,500 KVA Transformer**
- Built in 1985

**Nathan Anderson**  
o: 404 812 4020  
e: nanderson@naibg.com

**Darren Butler**  
o: 404 812 4021  
e: dbutler@naibg.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

# GWINNETT PARK



## PROPERTY FEATURES

<b>Warehouse</b>	249,200 SF	<b>Dock-High Doors</b>	16
<b>Office</b>	29,100 SF	<b>Drive-In Doors</b>	2

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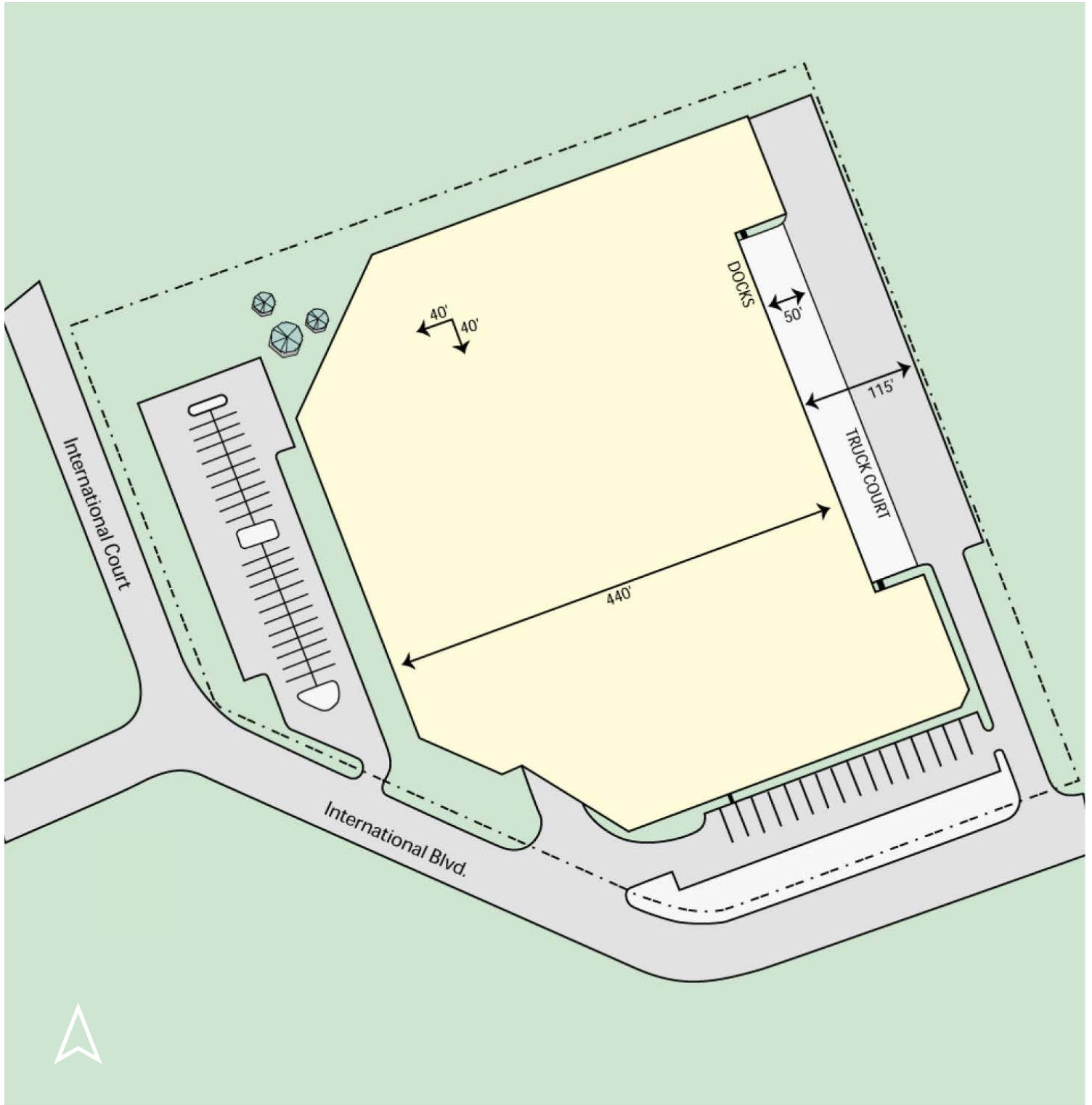
6 Concourse Parkway, Suite 1900, Atlanta, GA 30328

404 812 4000

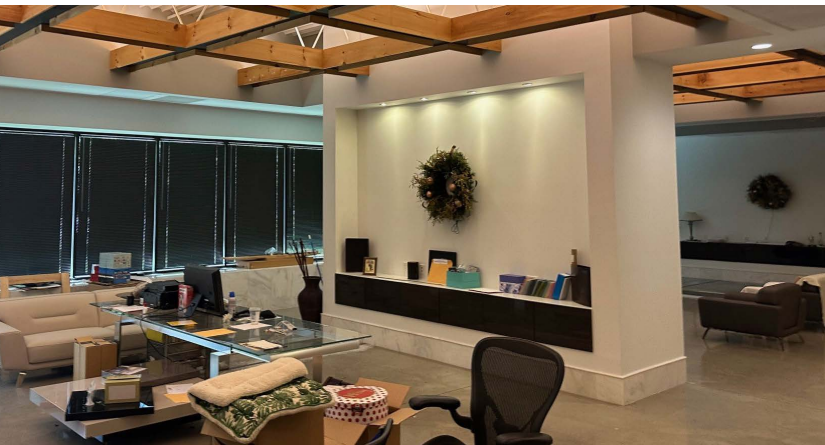
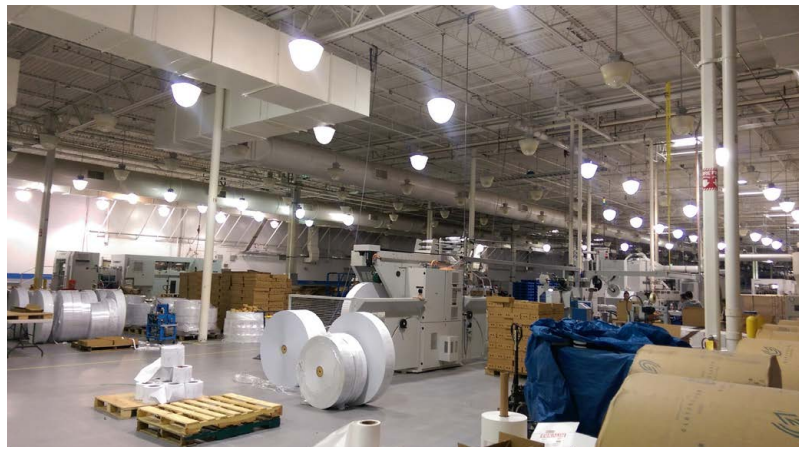
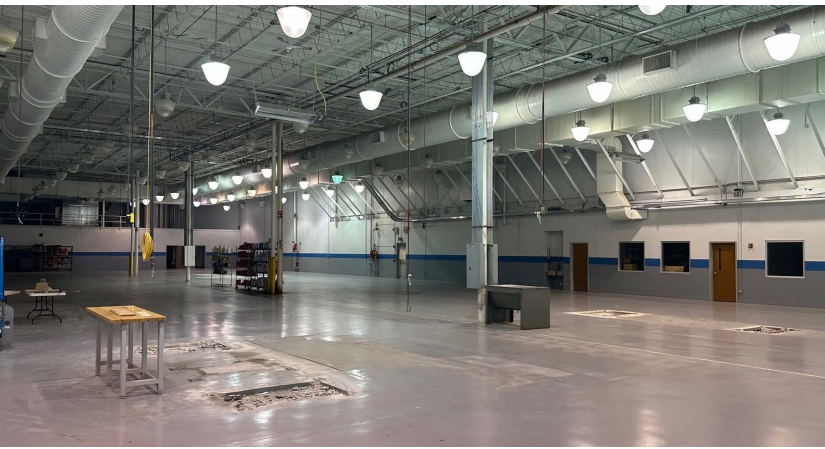
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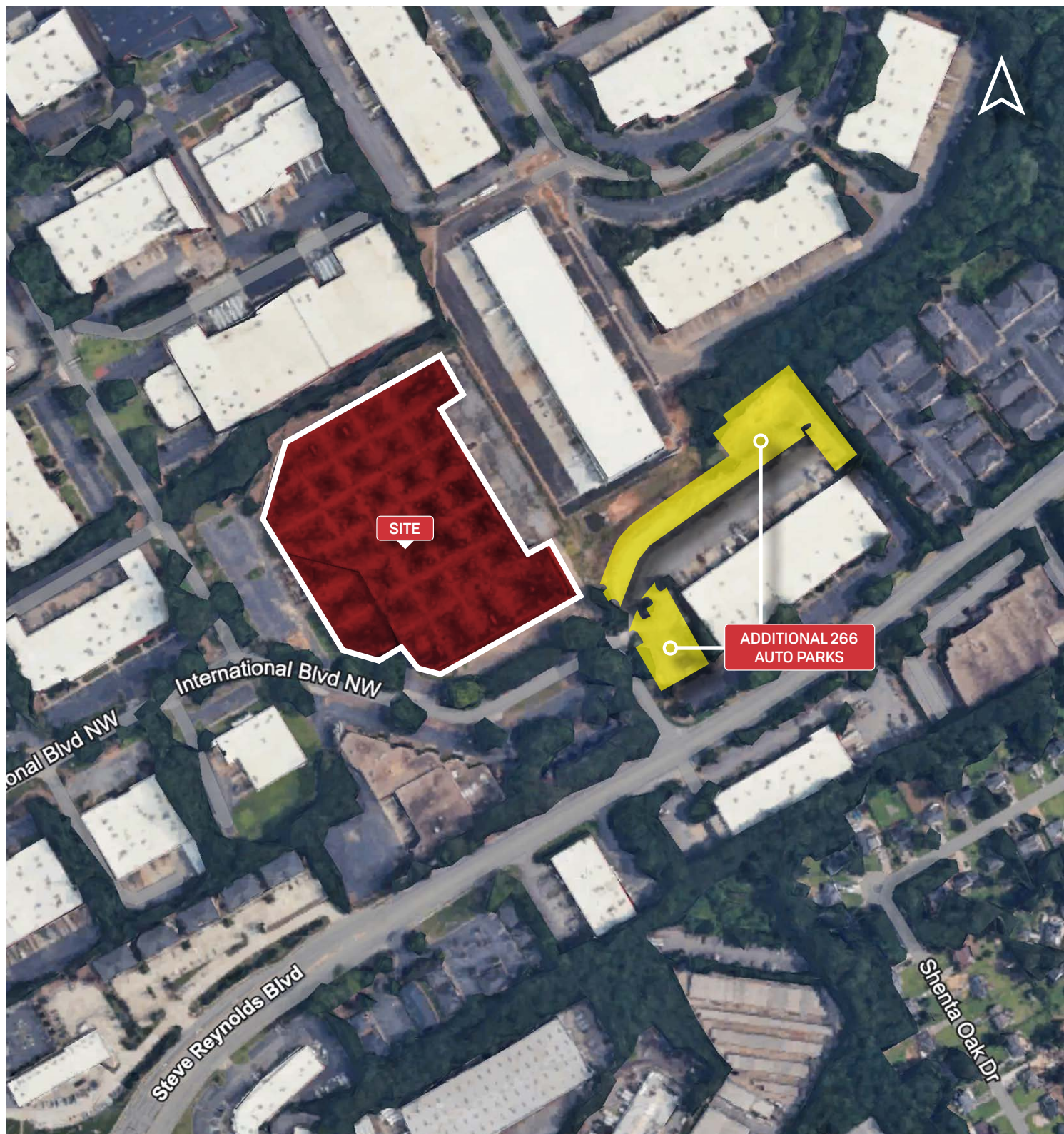
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