

NEW BOYD BUSINESS PARK

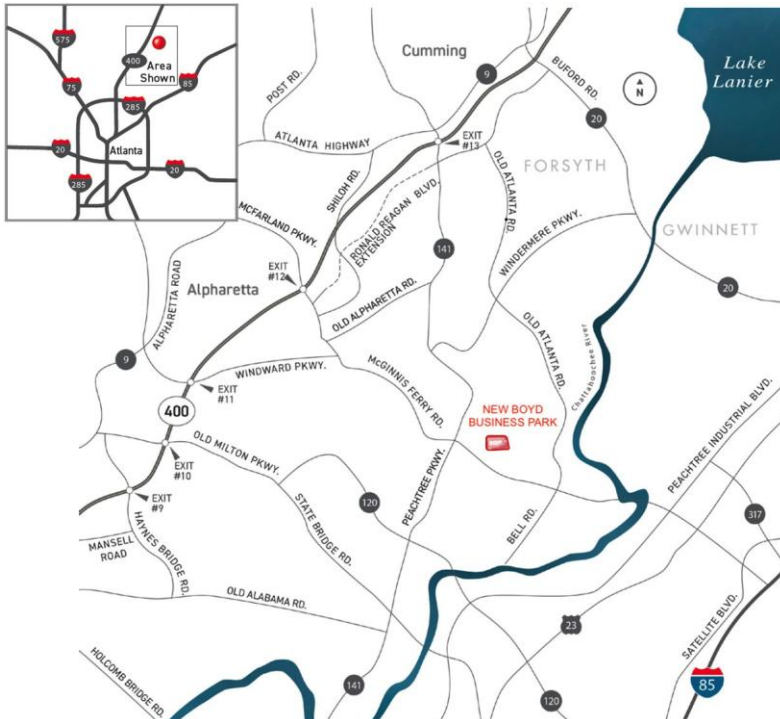
JOHNS CREEK TECHNOLOGY PARK – ATLANTA, GA



5.5-ACRE DEVELOPMENT

58,250 SQ.FT.

8 TOTAL UNITS



NEW CONSTRUCTION READY FOR OCCUPANCY

**CLASS A MULTI-TENANT
OFFICE/WAREHOUSE FLEX**

New Boyd Business Park is Zember's first master-planned development. It is strategically located in the Johns Creek Technology Park, adjacent to St. Marlo Country Club, the Johns Creek city center, and the Medley mixed-use development. The park has convenient access to McGinnis Ferry Road, Medlock Bridge Road, GA-400, and I-85.

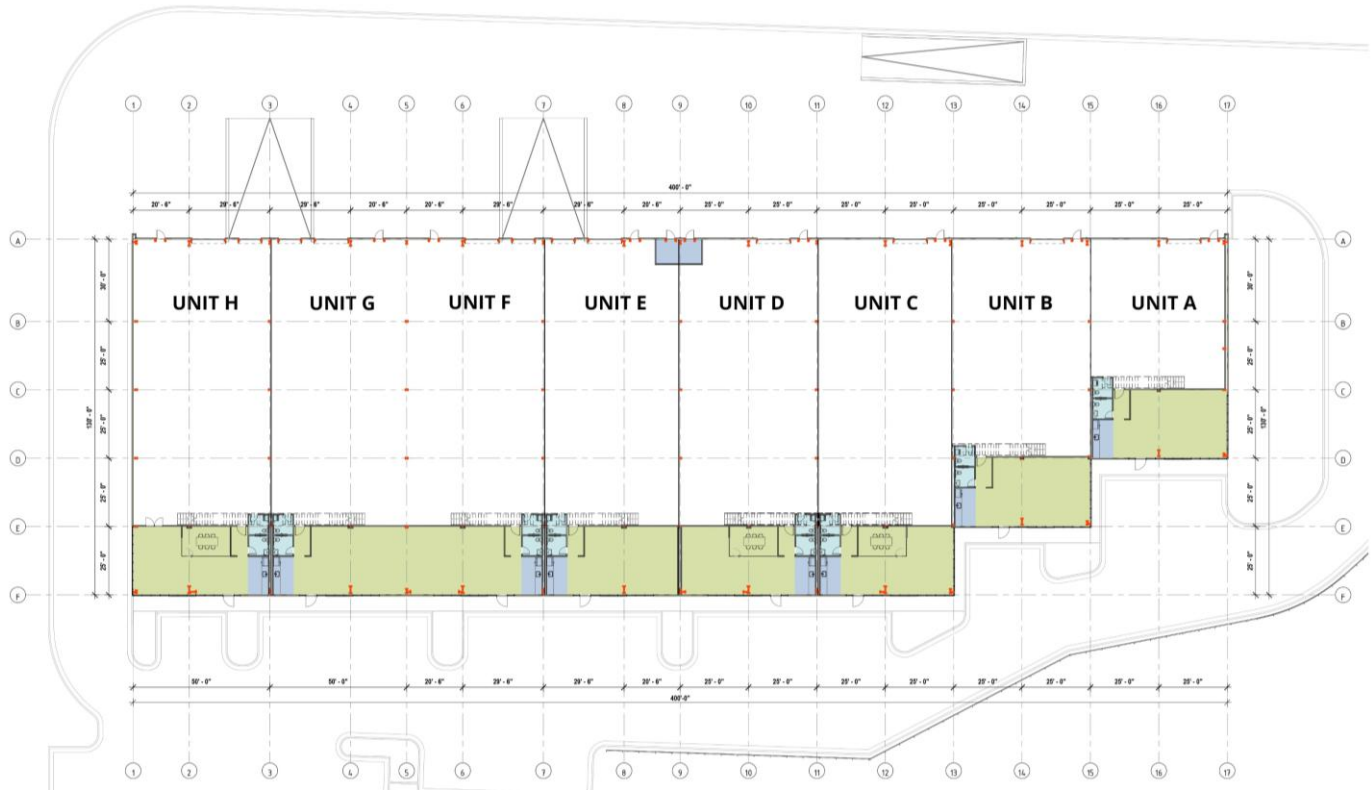
New Boyd Business Park has 8 industrial flex units, each with a 1,250 SQ.FT. bonus mezzanine, and offering varying unit sizes to accommodate a wide array of uses.

For leasing information contact:

David Brening
lease@zembergroup.com
+1 678 925 2509

www.zembergroup.com





PROPERTY FEATURES		UNIT DETAILS
Building Type:	Rear-Load	8 Units (4,000 sq.ft. to 6,500 sq. ft.) available for lease with built-to-suit office / showroom floor layouts.
Building Size:	58,250 Square Feet	
Number of Units:	8	Warehouse
Space per Unit:	4,000 sq.ft - 6,500 sq. ft, with ability to combine certain units	
Construction:	Prefabricated Metal Building with 5" Mineral Wool Insulated Panels	<ul style="list-style-type: none"> • 50' wide bays • 24'-27" ceiling heights • ADA-accessible restroom • Dedicated 12'x14' drive-in doors for every unit • Loading dock available in units E, F, G, H • Heated (Natural Gas) & Ventilated warehouse • Optional Fully Climate Controlled Warehouse • Polished concrete floors
Zoning:	M-1, Industrial District (Forsyth County)	Office/Showroom
Ceiling Height:	24'-27'	
Column Spacing:	50' W x 105' D	<ul style="list-style-type: none"> • Fully-equipped kitchen (refrigerator, dishwasher, sink, cabinets and countertops) • ADA-accessible restroom • Climate-controlled • 10' store-front glazing & roller shades • Dedicated, high door office entrance • Polished concrete floors • 4 potential floor layout options available
Dock-High Doors:	4 (8' x 10') With Dock Levelers	
Drive-In Doors:	8 (12' x 14') Doors/Grade-level	Flexible Mezzanine Space
Loading Docks:	1 (15' x 55') Concrete Ramp	
Car Parking:	74 Total Spaces (including 3 ADA parking spaces)	<ul style="list-style-type: none"> • Bonus 1,250 sq.ft. mezzanine in every unit • Polished concrete floors • 12' clear ceiling heights in mezzanine • 5' wall-to-wall glazing & roller shades • Optional climate-control • Fully-closed, fully-open, or partially-closed/opened layouts available
Truck Court:	95' Deep Truck Court	
Sprinkler:	ESFR System	
Landscaping:	2.4 acres (44%)	
Security:	Site Lighting, Security Cameras	

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LEASING DETAILS

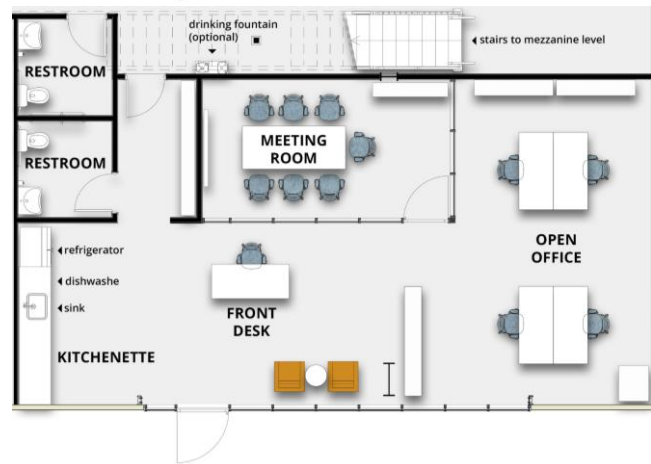
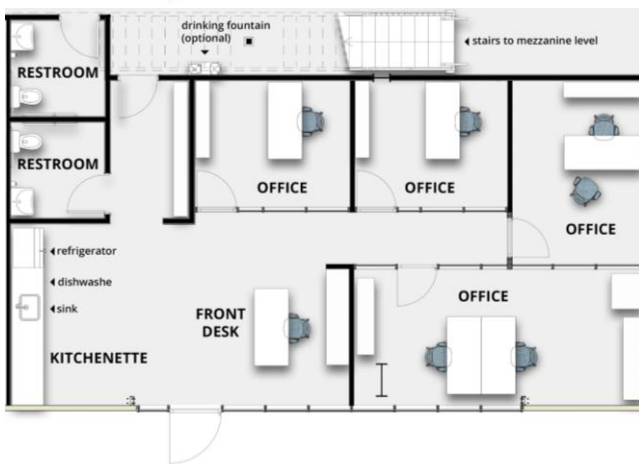
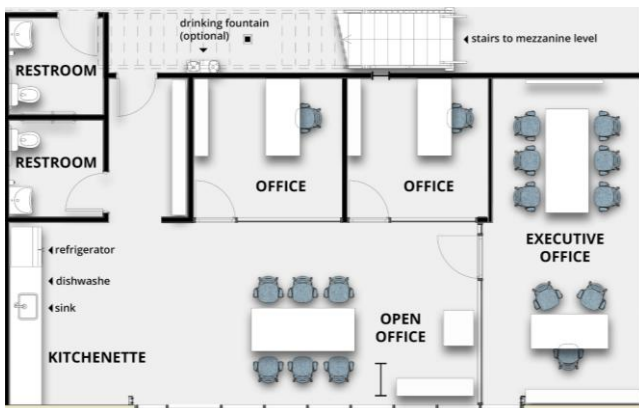
Please contact us for pricing & contract terms.

UNIT	TYPE	OFFICE (SF)	WAREHOUSE (SF)	TOTAL (SF)	BONUS (SF) *	STATUS
A	Corner	1,250	2,750	4,000	1,250	Available
B	Corner	1,250	4,000	5,250	1,250	Available
C	Corner	1,250	5,250	6,500	1,250	Leased
D	Interior	1,250	5,250	6,500	1,250	Leased
E	Interior	1,250	5,250	6,500	1,250	Available
F	Interior	1,250	5,250	6,500**	1,250	Available
G	Interior	1,250	5,250	6,500**	1,250	Available
H	Corner	1,250	5,250	6,500	1,250	Leased

* Bonus mezzanine square footage is not subject to additional rent

** Units F and G can be leased as one unit allowing for 13,000 sf of ground floor space

BUILD-TO SUIT OFFICE/SHOWROOM LAYOUT OPTIONS



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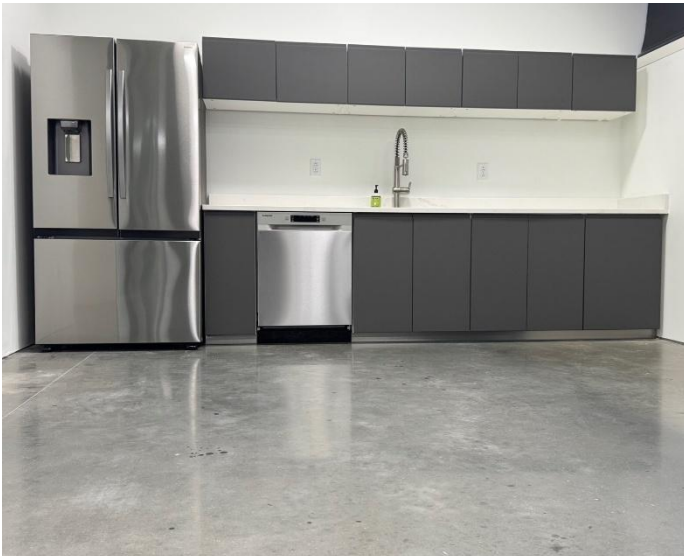
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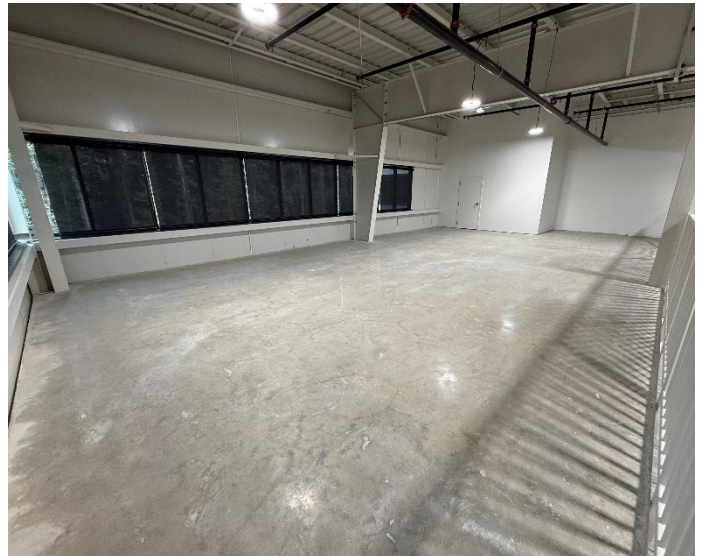
**7625 NEW BOYD ROAD
JOHNS CREEK, GA 30024**



New Boyd Entrance and Signage



Kitchen with Stainless Steel Appliances



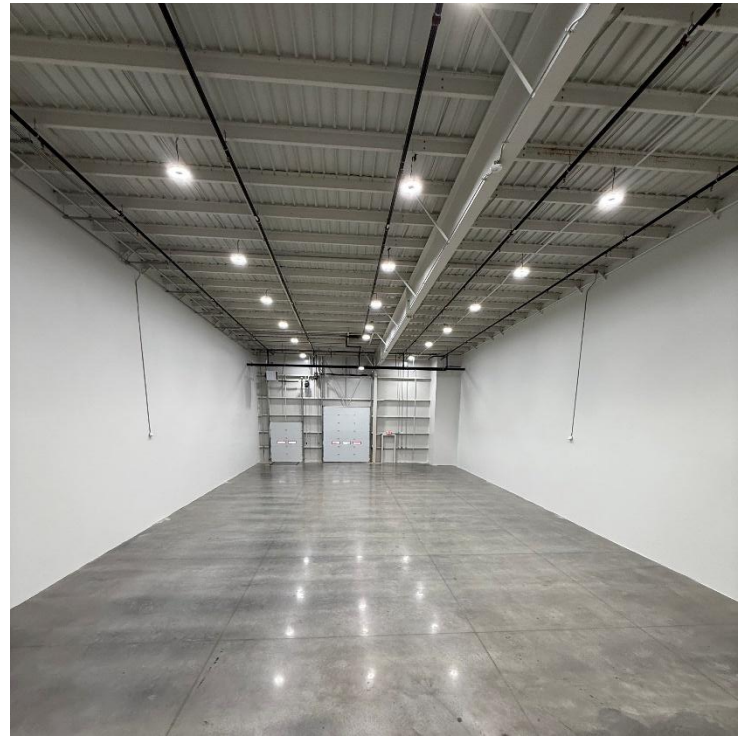
Typical Mezzanine Level

NEW BOYD BUSINESS PARK

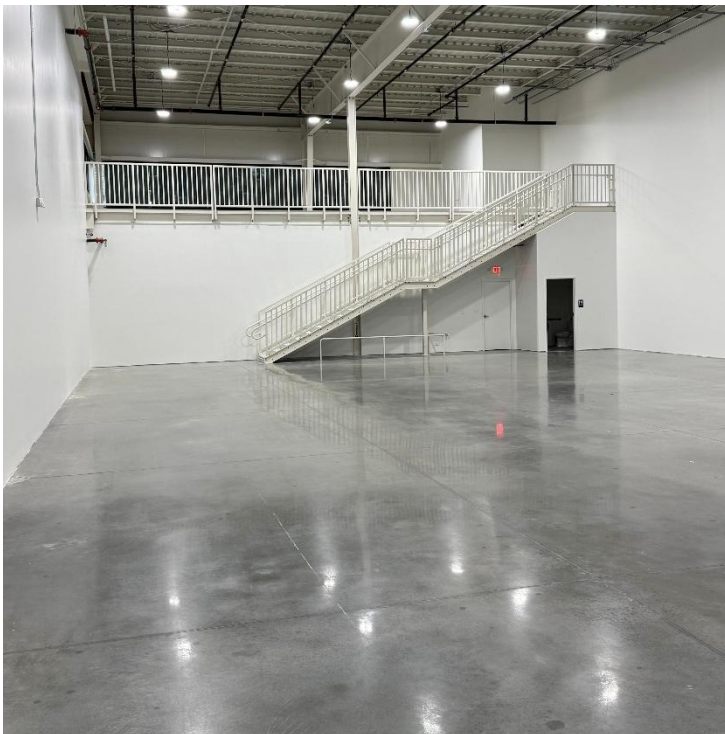
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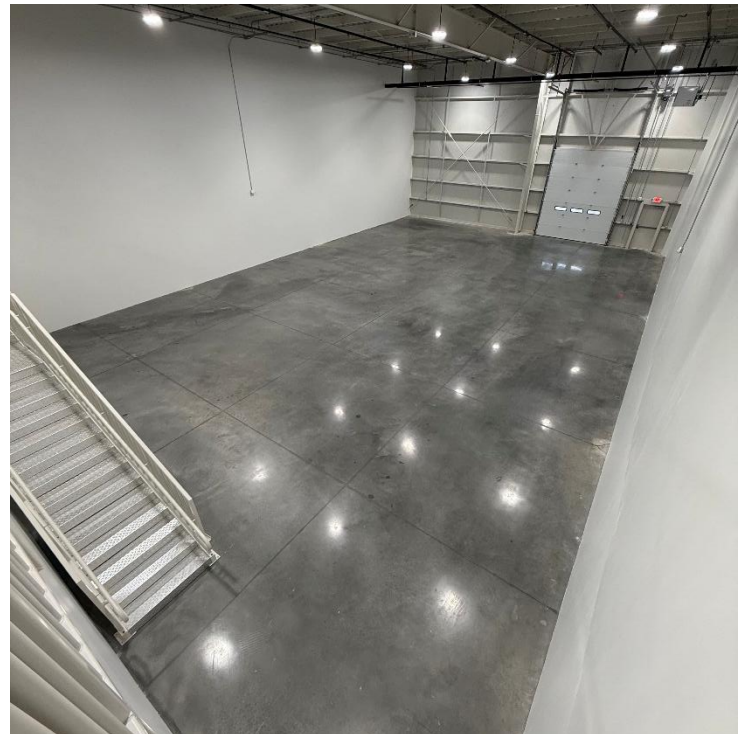
Warehouse with Drive-In and Loading Dock Door



Typical Warehouse with LED Lighting



Mezzanine View from Warehouse



Warehouse with Drive-In Door



NEW BOYD ROAD

