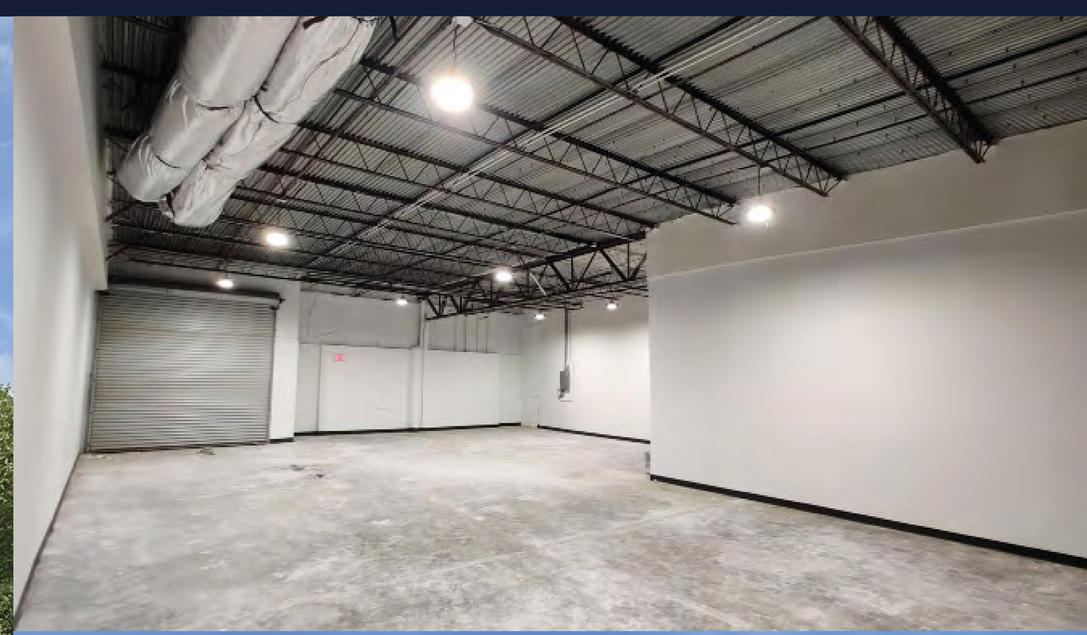
316 BUSINESS CENTER

1000 HURRICANE SHOALS RD, LAWRENCEVILLE, GA 30043

UP TO 3,200 SF OF FLEX SPACE AVAILABLE FOR LEASE

Suites Starting at $3,082/Month



Flex/Warehouse For Lease

PROPERTY OVERVIEW

- Four Flex/Office buildings off Hwy 316
- Each suite has office, warehouse, and drive in door
- 300 parking spaces
- 15' clear height
- Renovated 2023
- Zoning - M1 (Light Industrial)

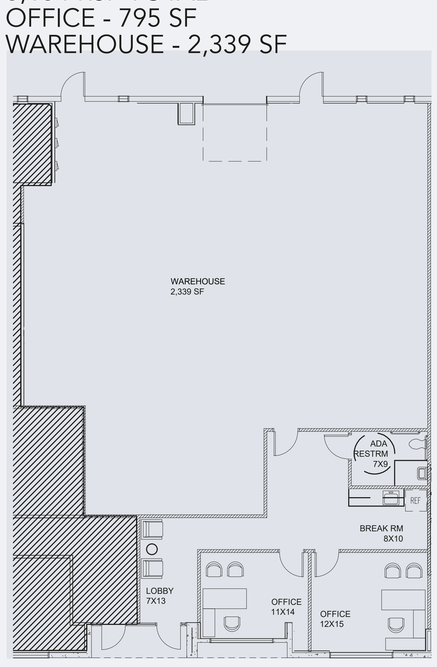
AVAILABLE SPACES

SUITE	UNIT DESCRIPTION
A130	3,134 SF | 1 Drive in door | 20% office / 80% warehouse
A140	2,126 SF | 1 Drive in door | 20% office / 80% warehouse
D300	2,130 SF | 1 Drive in door | 20% office / 80% warehouse

FLOORPLANS

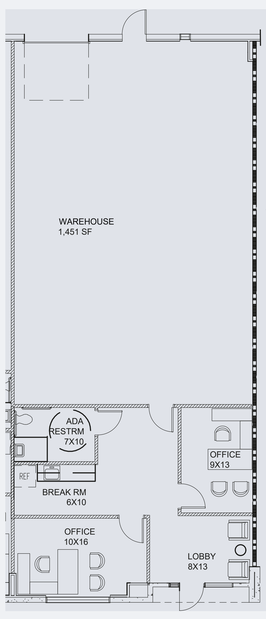
A130

3,134 RSF TOTAL
OFFICE - 795 SF
WAREHOUSE - 2,339 SF



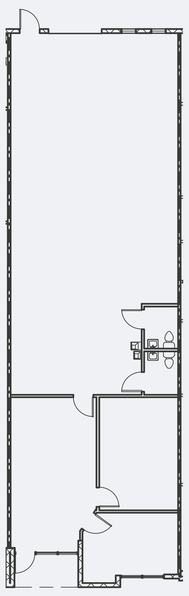
A140

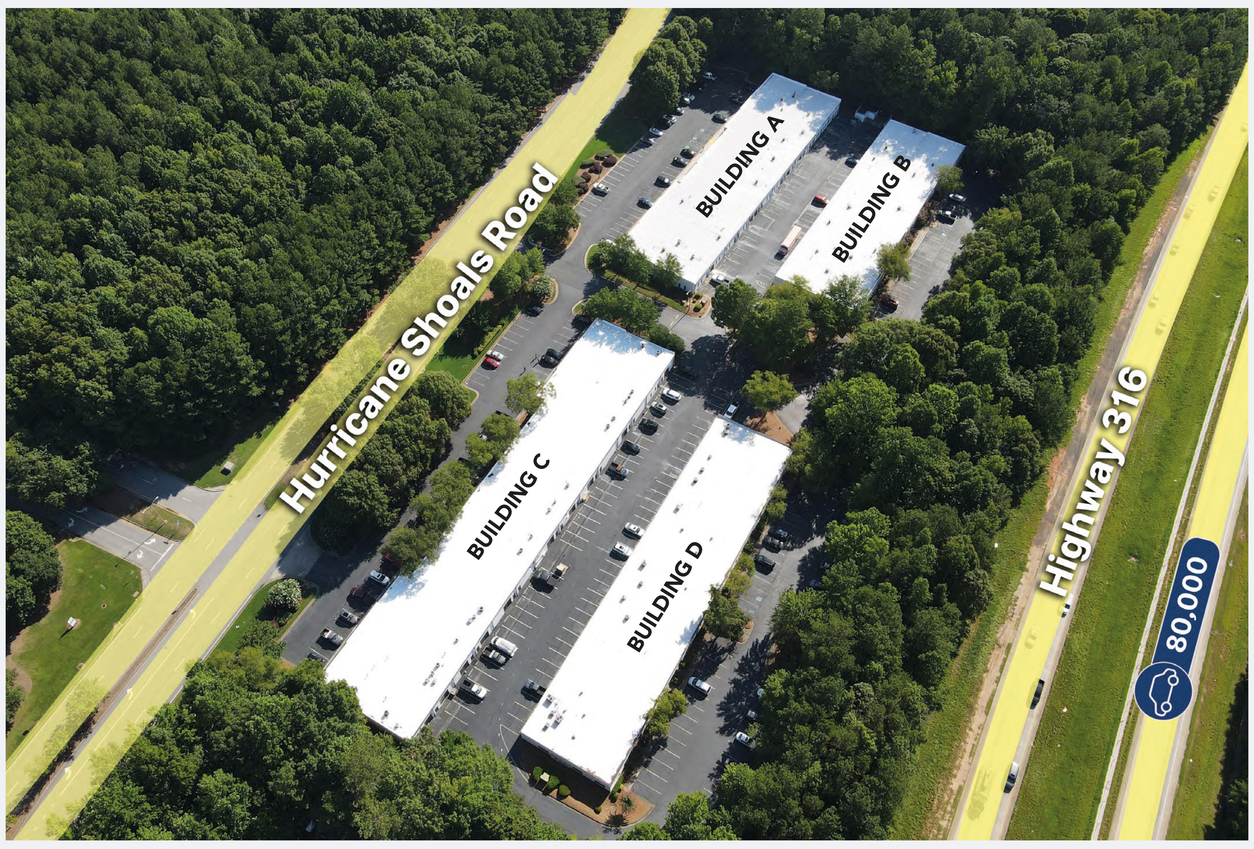
2,126 RSF TOTAL
OFFICE - 695 SF
WAREHOUSE - 1,451 SF



D300

2,130 SF TOTAL





*Currently under renovation to be completed January 2025.

FOR MORE INFORMATION, PLEASE CONTACT:

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