

SINGLE TENANT INDUSTRIAL BUILDING FOR LEASE

EST DELIVERY: Q3 2026



SUWANEE POINT BUSINESS PARK

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4110 TENCH RD
SUWANEE, GA 30024

LEASING CONTACT:

EMMA JACKSON
LEASING EXECUTIVE



 **SHAHEEN**
DEVELOPMENT COMPANY, LLLP

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BUILDING AND PROPERTY DETAILS

Approx. Total SF	Approx Office SF	Base Rent/SF	Base Rent/Mo.	CAM/SF	CAM/Mon.	Taxes SF	Taxes/Mon.	Ins./SF	Ins./Month	Water
31,340	2,000	\$14.00	\$36,563	\$1.00	\$2,612	\$1.23	\$3,213	\$0.17	\$444	Tenant Pays

HIGHLIGHTS:

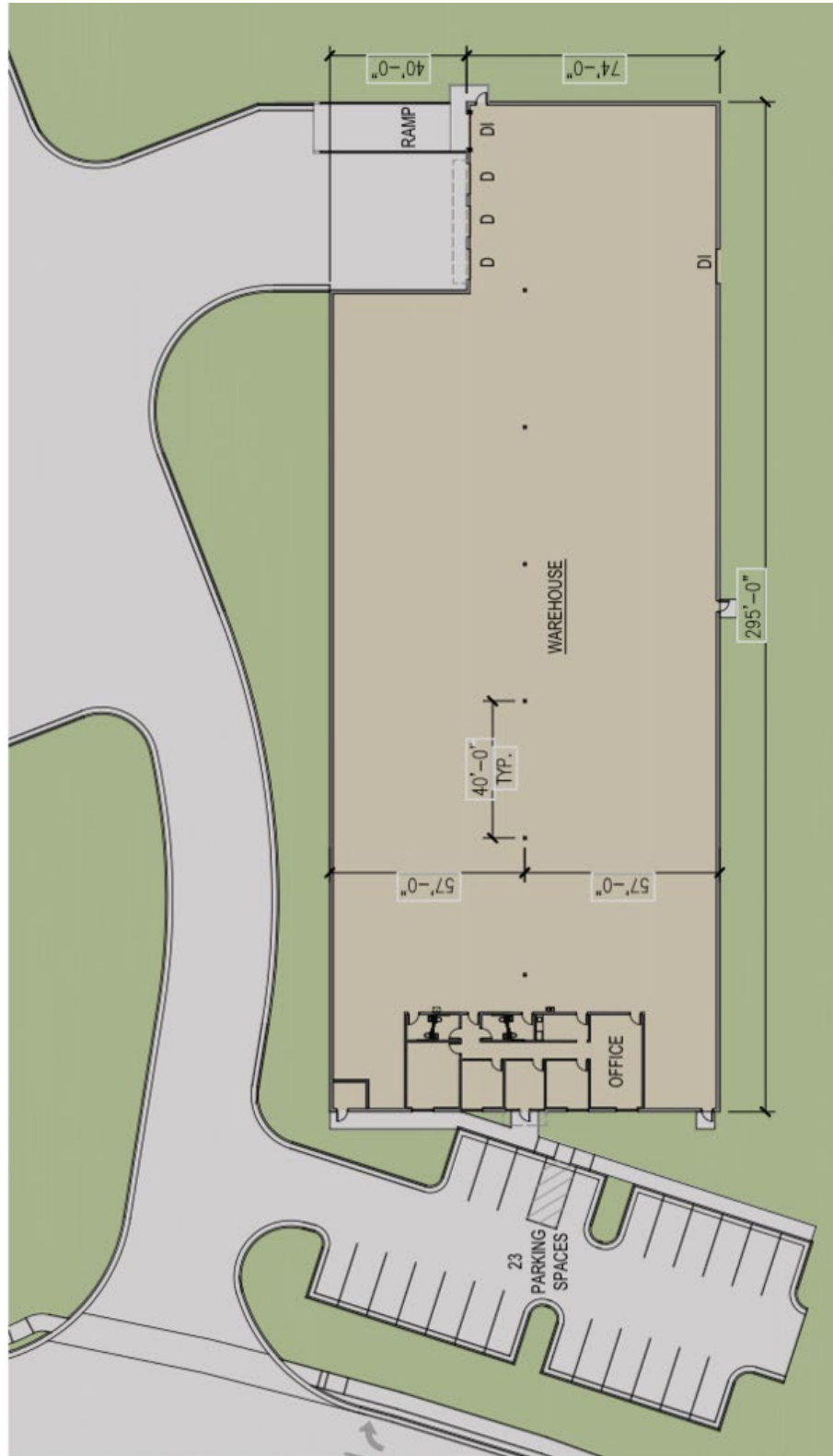
- Single tenant freestanding building
- Power: 200A/480V
- Docks: 3
- Drive-Ins: 2 (one in front & one in rear of building)
- Clear Height: 24'
- No columns
- Parking Spaces: 23
- Fully sprinklered



3625 Cumberland Blvd. SE Suite 250
 Atlanta, GA 30339
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SITE PLAN



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