

**BASE RENT: \$18.00 PSF**

**NN: \$2.86**

**TOTAL MONTHLY:  
\$6,292.77**

# WAREHOUSE

**2735 Huff Dr,  
Lawrenceville GA 30044**

  
**PREMIER**  
PROPERTIES  
2750-200 Premiere Properties  
Duluth, GA 30096  
O.833 866 5263



## PROPERTY OVERVIEW

Located at 2735 Huff Drive in Lawrenceville, this versatile commercial property is ideal for contractors, trades, or light industrial users. The space features a large warehouse with loading ramps for efficient equipment and material handling, along with two additional rooms for offices or storage, a half bathroom, and a small kitchenette. A spacious bonus room offers flexibility for use as a conference room, showroom, training area, or workspace. The property also includes approximately 500 sq ft of additional storage and ample parking for commercial vehicles.

Can be leased together with 2719 Huff Drive for additional space and flexibility. It is well suited for contractors, carpentry operations, distribution, or material storage. Can be leased together with 2719 Huff Drive for additional space and flexibility!

## OFFERING SUMMARY

Size	3,620 SqFt +/-
Parcel Id	R5014 013
Zoning	C-1
Parking lots	12 +/-
Year Built	1912
Additional Storage Space	Approx. 500 +/-
Restrictions	Maximum occupancy 12



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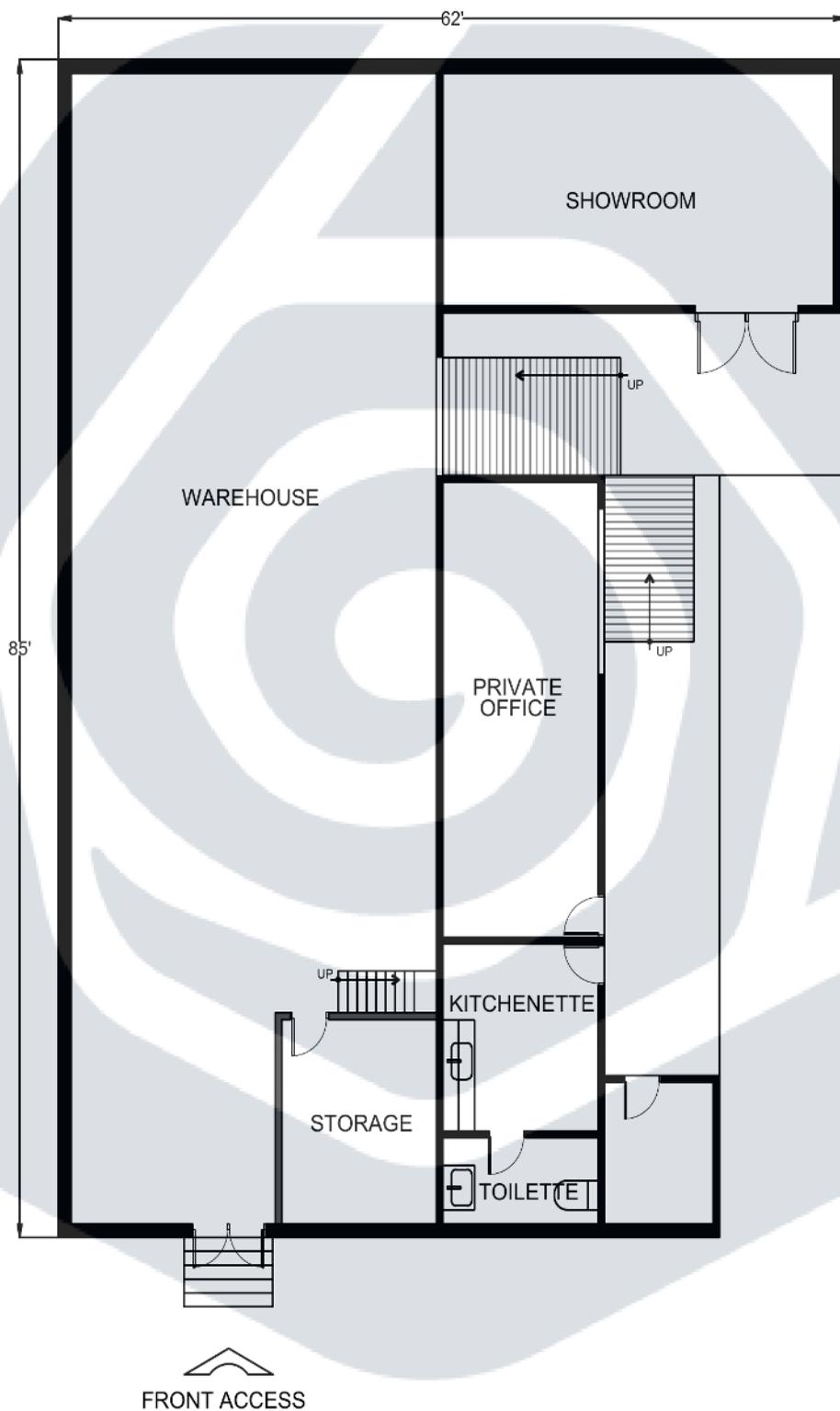
# INVESTMENT SUMMARY

The storage area features approximately 15-foot ceiling height, ramp access, and Fire Marshal certification, supporting safe and efficient operations. The property also includes generous parking for commercial vehicles and approximately 500 sq ft of additional storage, with the added option to lease together with the neighboring property at 2719 Huff Drive for expanded operational capacity.



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# FLOORPLAN



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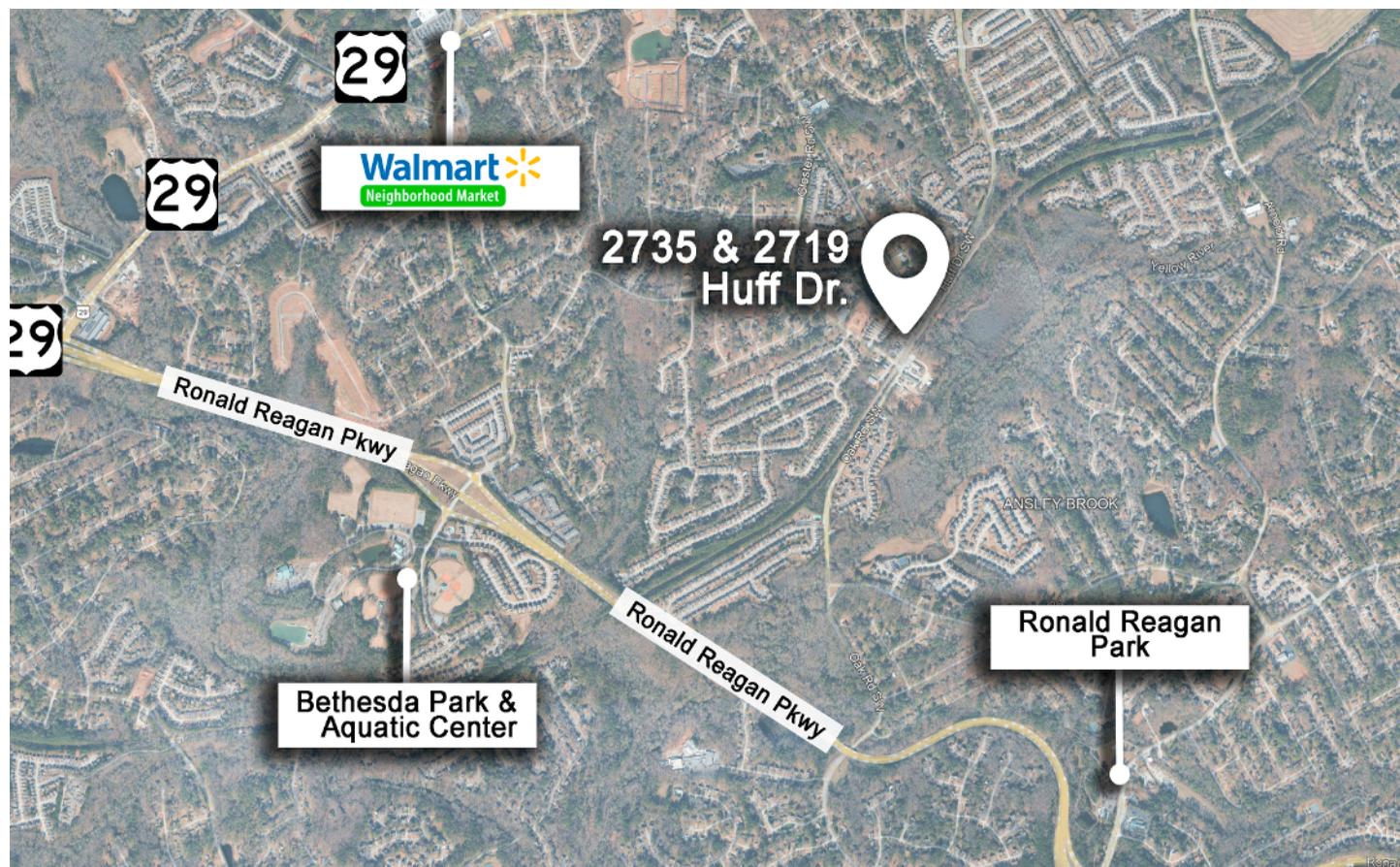
# MAIN ACCESS



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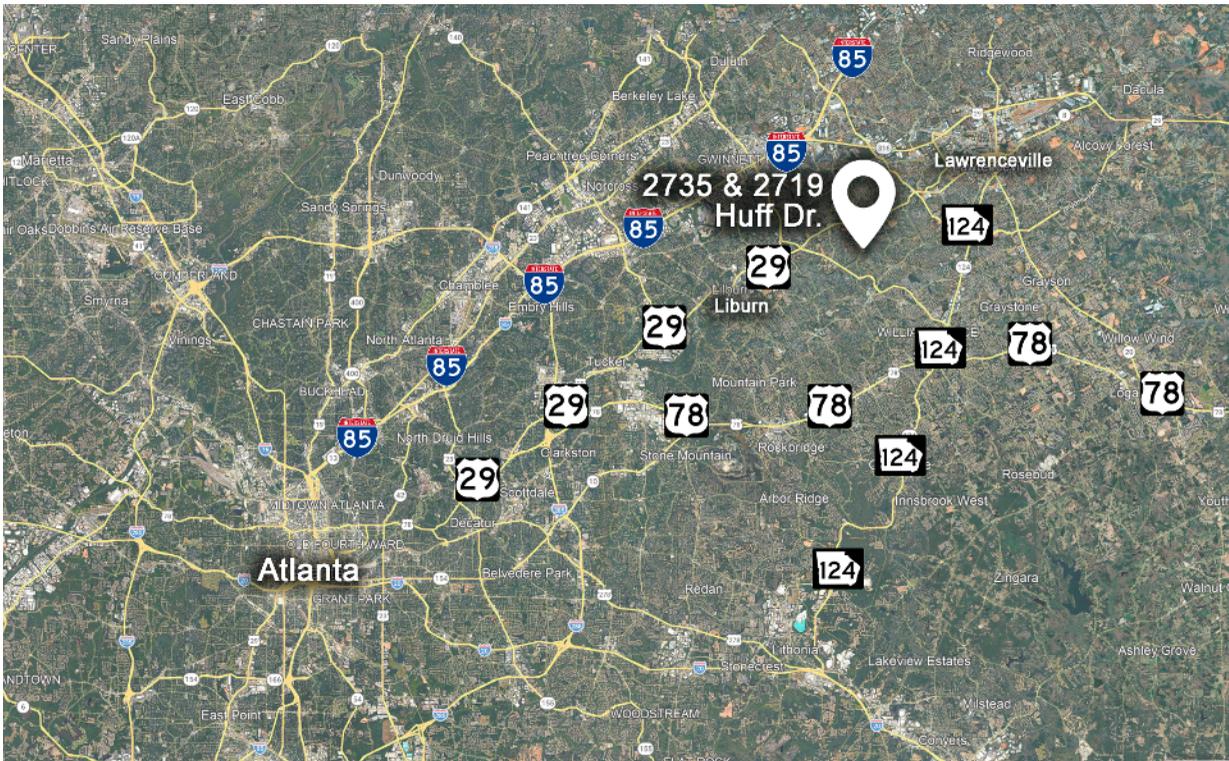
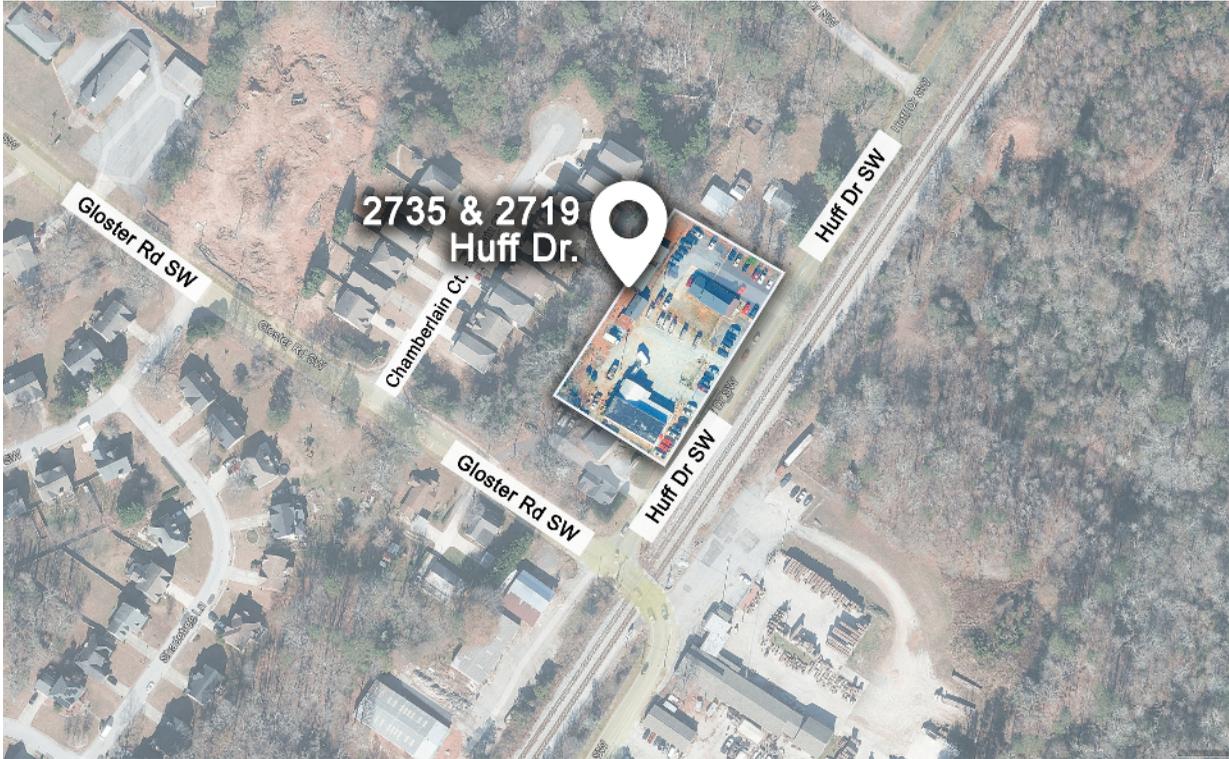
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# LOCATION



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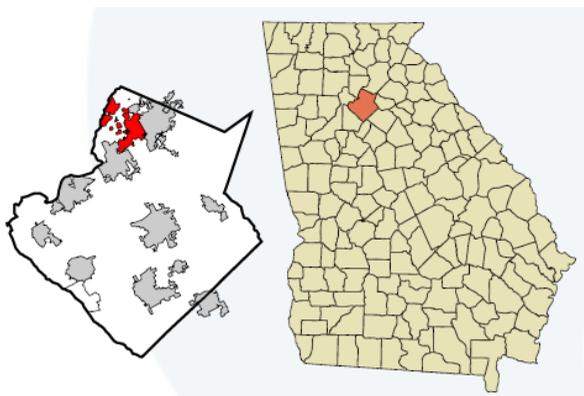
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# ABOUT LAWRENCEVILLE

Located in Lawrenceville, within the thriving business hub of Gwinnett County, the property offers convenient access to major transportation corridors including Interstate 85 and Georgia State Route 316. This strategic location provides excellent connectivity throughout the Atlanta metro area, making it ideal for contractors, service businesses, and distribution operations needing efficient access to clients, suppliers, and surrounding commercial areas.



CITY OF WINDER	
County	Gwinnett
AREA	
City	11.16 sq mi
Land	11.13 sq mi
Water	0.04 sq mi
Elevation	1,086 ft
POPULATION	
Population	25,076
Density	2,253.8 sq mi

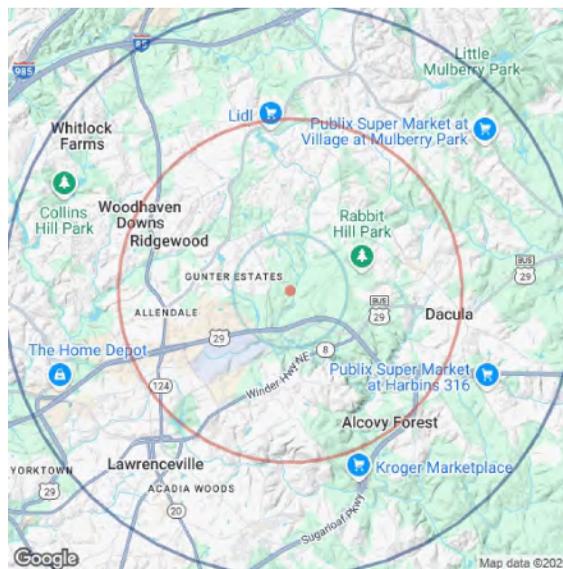


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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	958	23,767	81,060
2010 Population	1,556	43,802	134,435
2024 Population	1,869	53,748	168,100
2029 Population	1,913	56,374	177,084
2024-2029 Growth Rate	0.47 %	0.96 %	1.05 %
2024 Daytime Population	3,781	49,117	148,770

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	277	7,148	26,286
2010 Total Households	463	13,063	42,693
2024 Total Households	529	16,327	53,086
2029 Total Households	547	17,357	56,609
2024 Average Household Size	3.53	3.2	3.12
2024 Owner Occupied Housing	466	13,397	38,994
2029 Owner Occupied Housing	490	13,964	41,001
2024 Renter Occupied Housing	63	2,930	14,092
2029 Renter Occupied Housing	57	3,392	15,609
2024 Vacant Housing	25	443	2,073
2024 Total Housing	554	16,770	55,159



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