

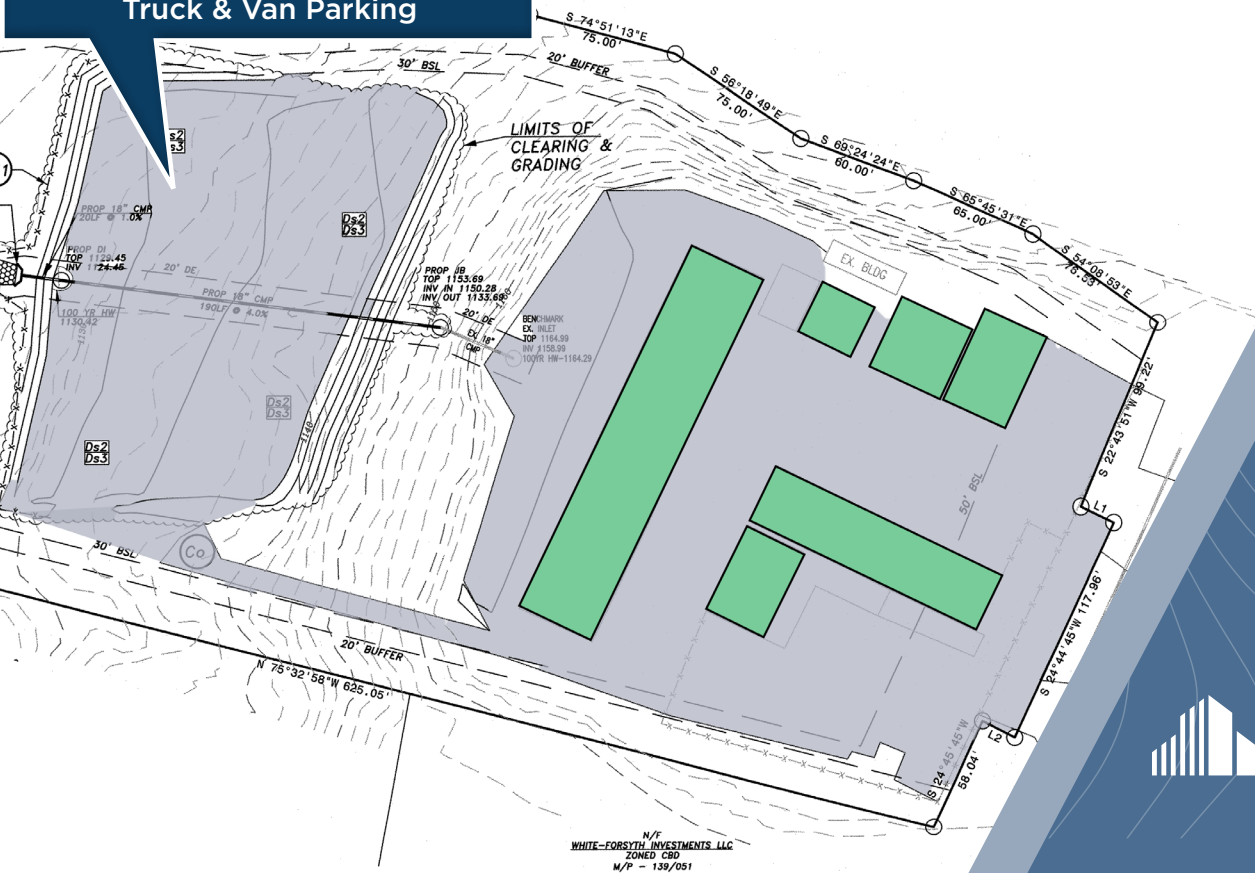


3496 PEACHTREE PKY

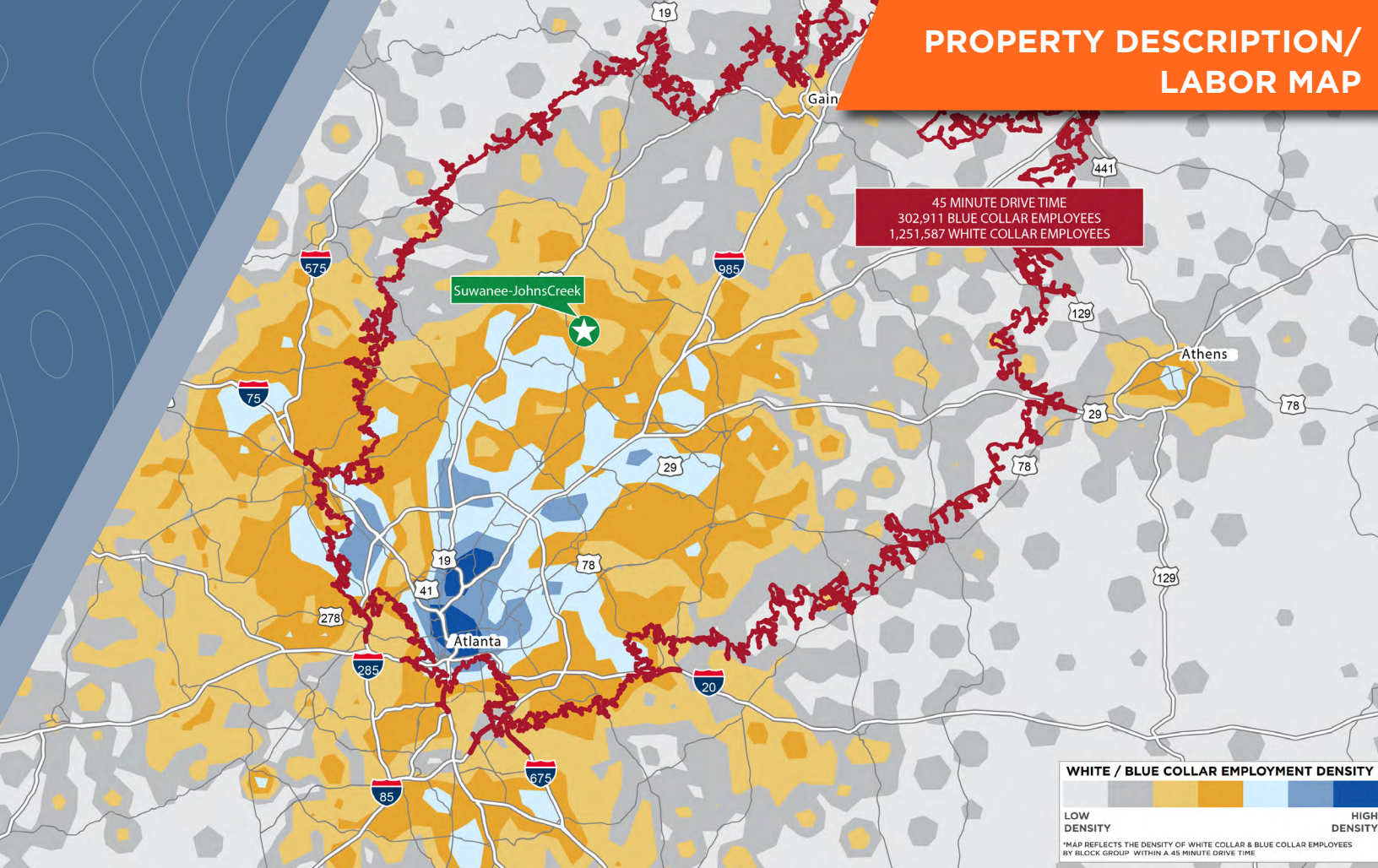
Suwanee, GA 30024

21,400 SF & 4.84 AC FOR LEASE

2.5 AC Secured Outside Storage/
Truck & Van Parking



PROPERTY DESCRIPTION/ LABOR MAP



**SINGLE/MULTI TENANT
PROPERTY**



**EXPANDABLE
PARKING**



**SECURED OUTSIDE
STORAGE**



FOR LEASE

ACRES ± 4.84

BUILDING CONFIGURATION OFFICE, WAREHOUSE & OUTSIDE STORAGE

DOCK DOORS 4

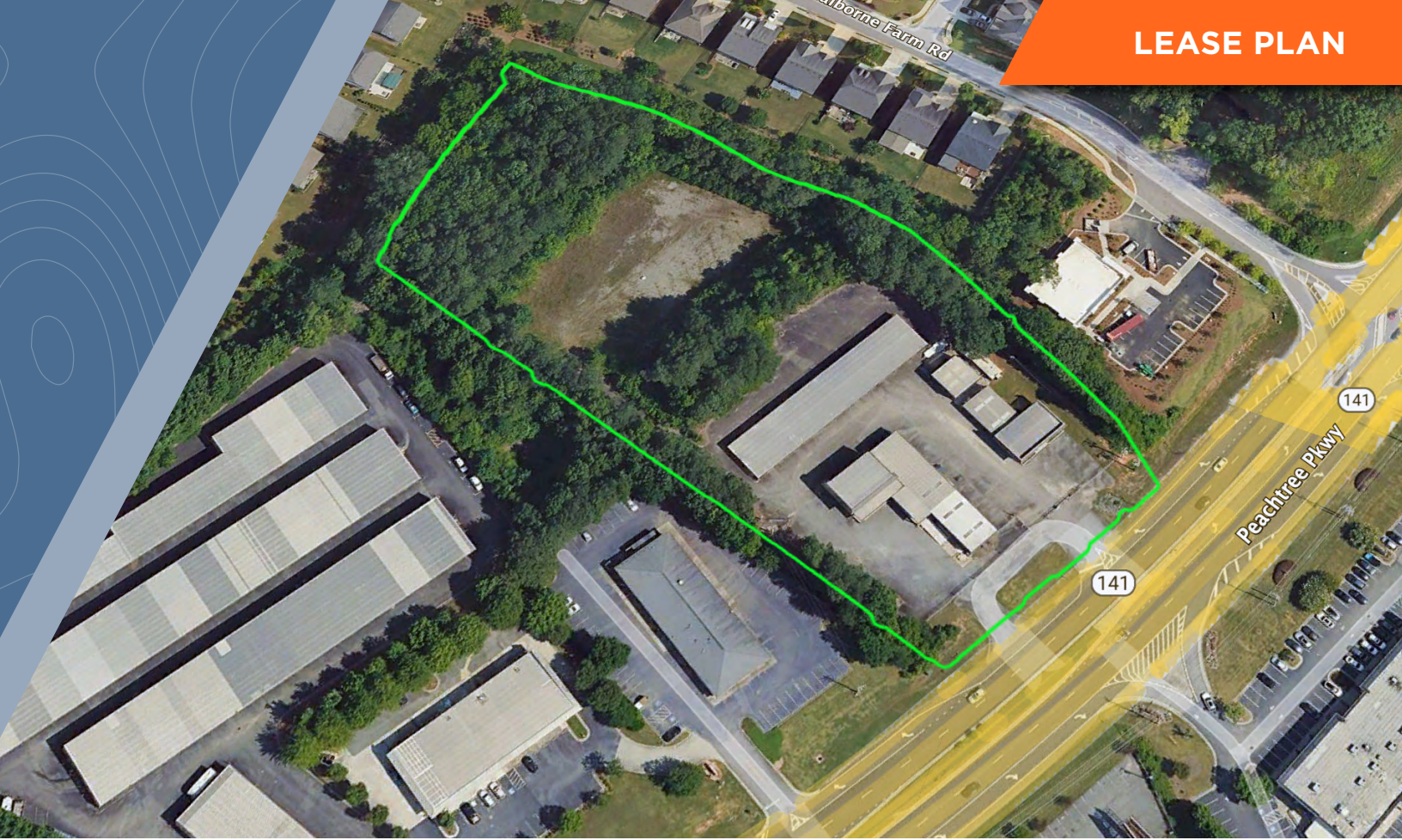
DRIVE IN DOORS 2

OFFICE SPACE + SHOWROOM 7,900 SF

WAREHOUSE 13,500 SF

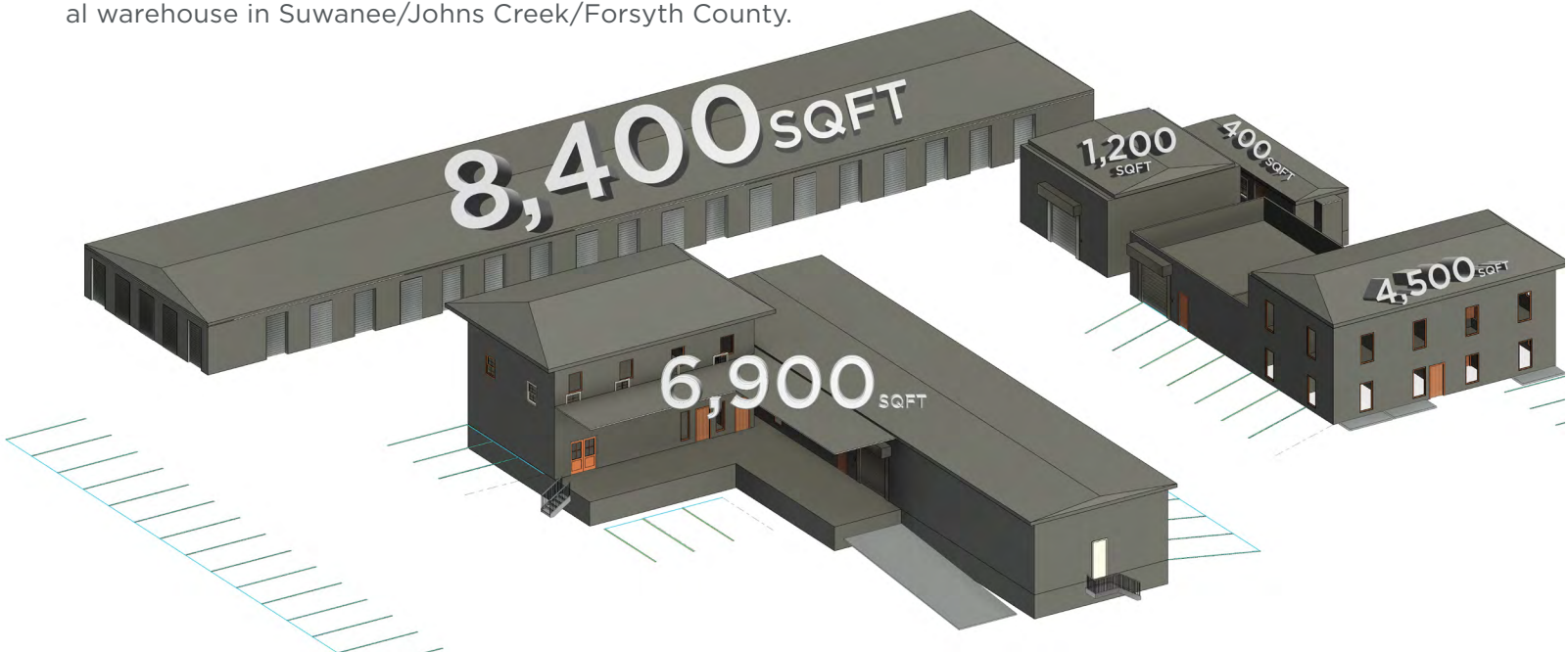
STRATEGIC BUSINESS LOCATION

Tailored for industrial ventures, this site permits warehouses, wholesale, and light manufacturing. A perfect setting for operations seeking compliance and operational excellence in Forsyth County.

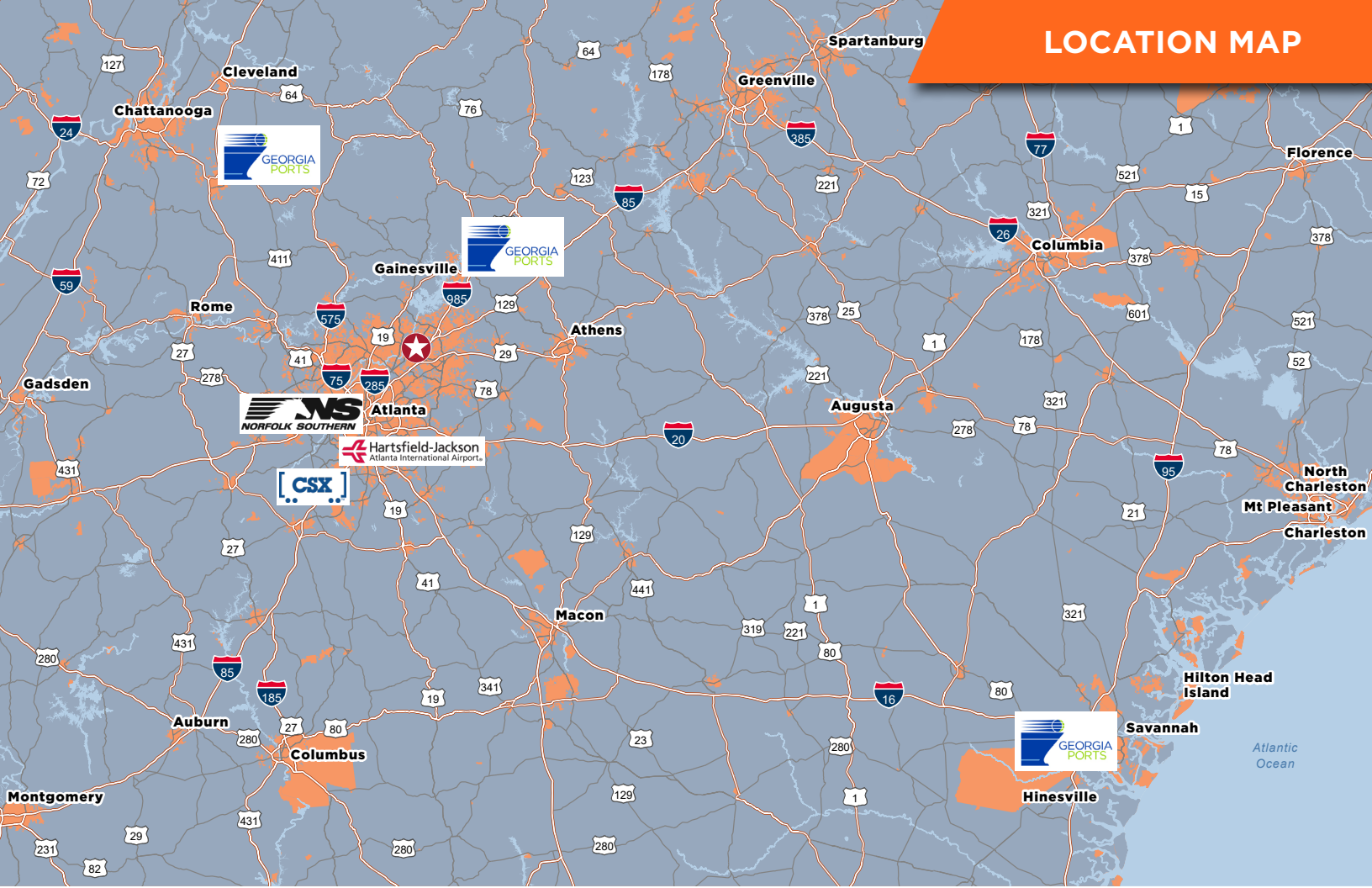


LEASE SPACE DETAILS

3496 Peachtree Pky offers an exceptional leasing opportunity for businesses looking to control a mission critical location embedded in one of the most affluent suburbs in the Southeast. The property can comfortably accommodate an operation that needs flexible workspaces encompassing office, warehouse and oversized parking/storage. Take advantage of this versatile and spacious facility that fosters collaboration and efficient operations in a prime location. This versatile warehouse facility is perfect for businesses seeking an industrial space with ample outside storage and easy access. With a combination of loading options, the property accommodates various logistics and operational requirements. Don't miss the opportunity to lease this prime industrial warehouse in Suwanee/Johns Creek/Forsyth County.



LOCATION MAP



DISTANCES TO INTERSTATES & HIGHWAYS



7 MILES



8 MILES



5 MILES



13 MILES

DISTANCES TO AIR, RAIL, PORT

Hartsfield-Jackson International Airport - **43 Miles**

Norfolk Southern Intermodal Inman Yard - **34 Miles**

CSX Intermodal Fairburn - **55 Miles**

Port of Savannah - **221 Miles**

Appalachian Regional Port - **80 Miles**

Future Northeast Georgia Regional Port - **38 Miles**





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