

GWINNETT FOREST BUSINESS CENTER

NORTHEAST ATLANTA
DULUTH/SUWANEE/BUFORD

2150 Boggs Road | Bldg 100 | Suite 140
Duluth, GA 30096



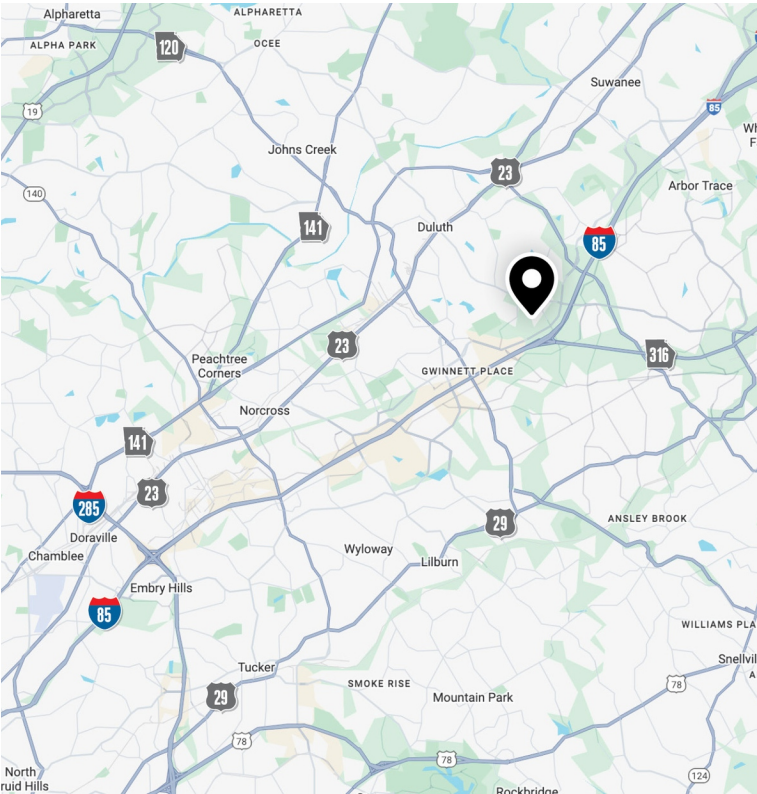
FOR LEASE

SUITE 140

6,800 SF

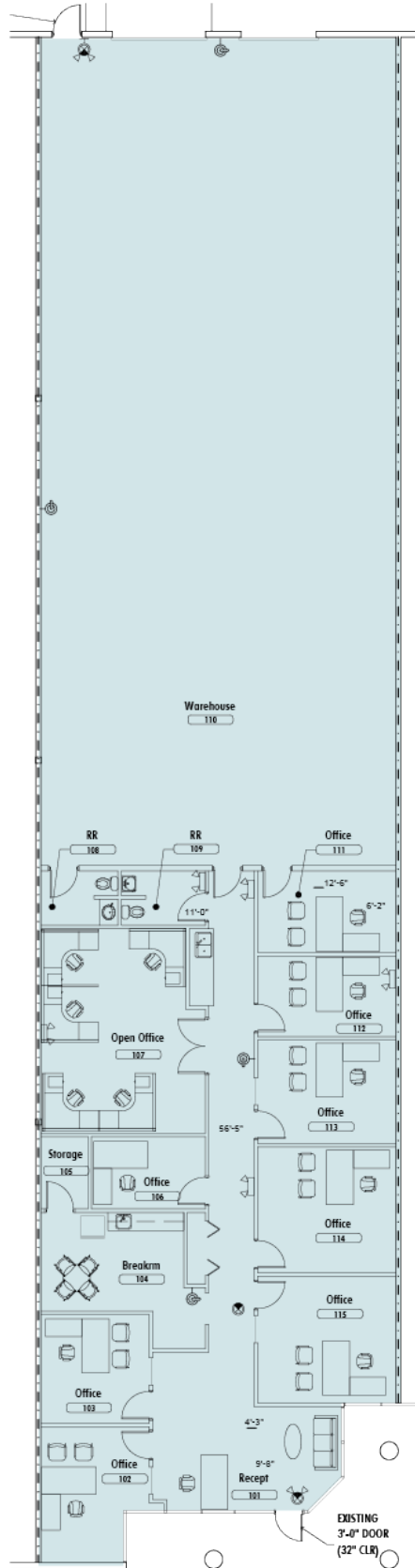


LEASED BY **NAI** BrannenGoddard



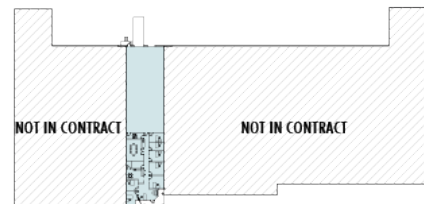
SPECIFICATIONS

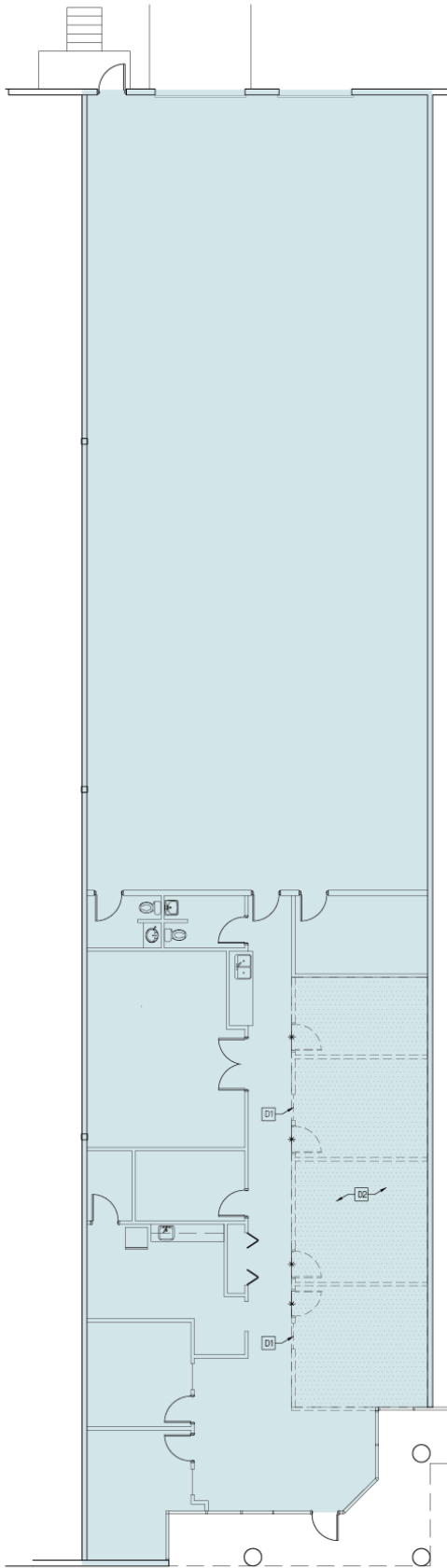
Building Size	72,720 SF
Available	6,800 SF
Office	3,042 SF
Clear Height	21' Minimum
Column Spacing	40' wide x 42.5' deep
Building Depth	170'
Dock Door	1 (9' x 10')
Drive-In Door	1 (10' x 12')
Sprinkler	Wet
Auto Parking	1/1,000 SF
Truck Court Depth	99'
Zoning	Light Industrial (LI)



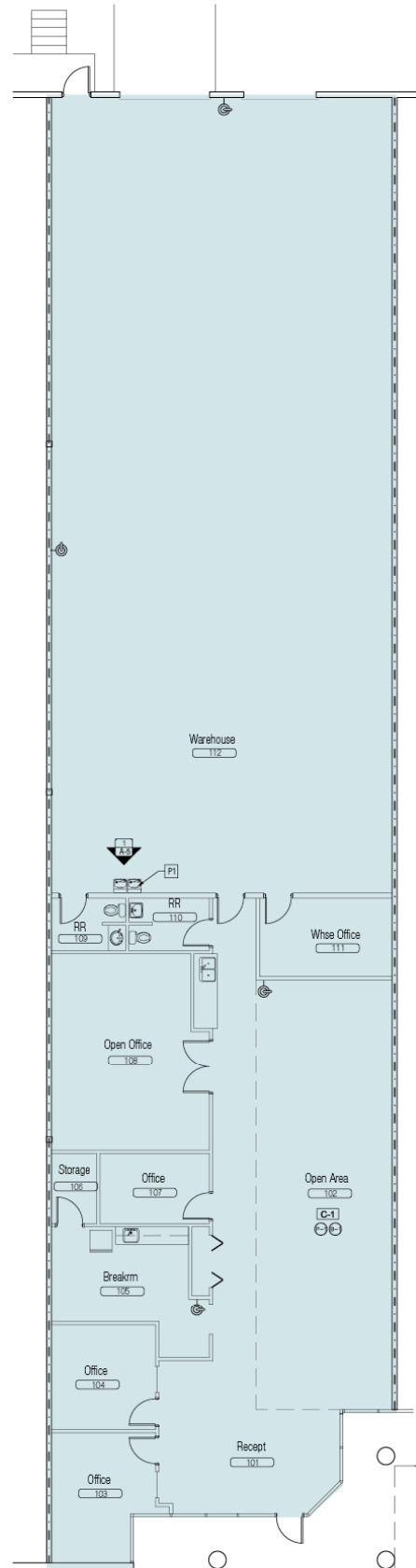
SUITE 140

OFFICE SF	3,042
WAREHOUSE SF	3,758
TOTAL SF	6,800





DEMO PLAN



POTENTIAL NEW FLOORPLAN



CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

