

# GWINNETT FOREST BUSINESS CENTER

NORTHEAST ATLANTA  
**DULUTH/SUWANEE/BUFORD**

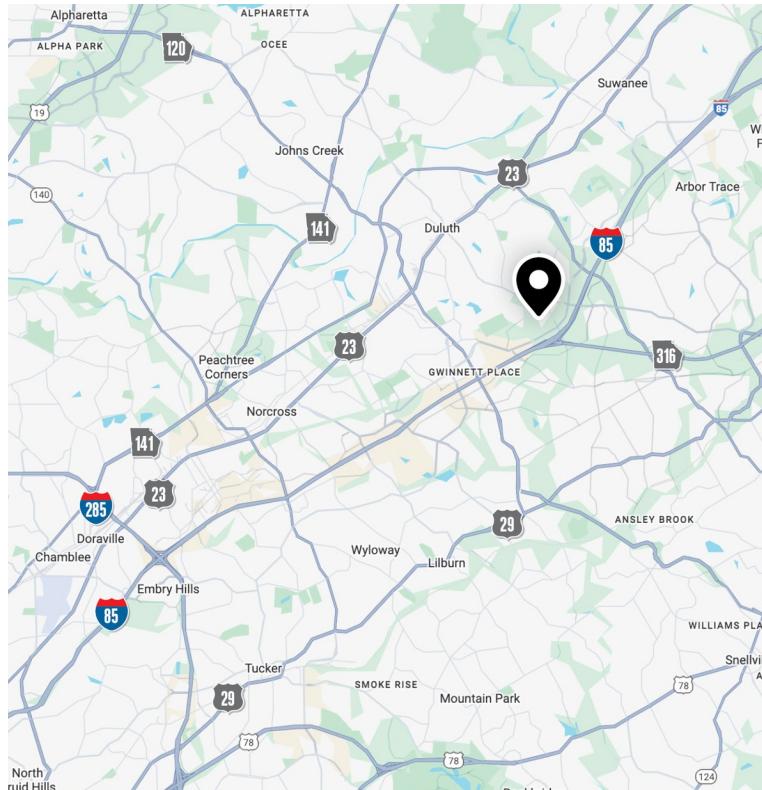
2150 Boggs Road | Bldg 100 | Suite 140  
Duluth, GA 30096



FOR LEASE

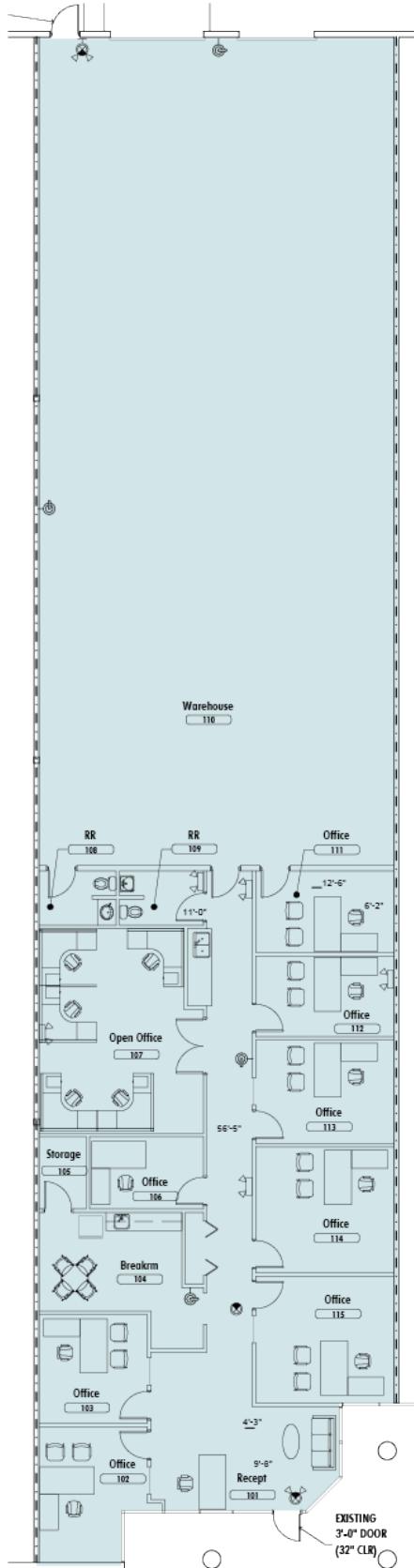
SUITE 140

**6,800 SF**



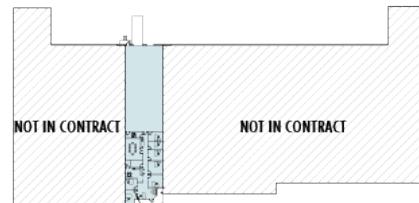
## SPECIFICATIONS

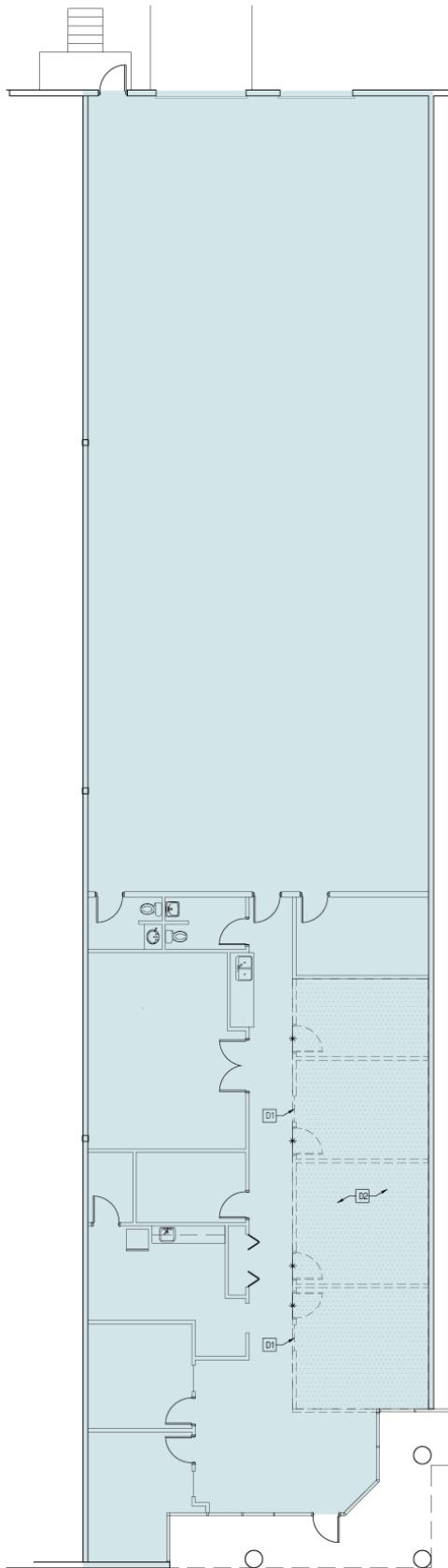
Building Size	72,720 SF
Available	6,800 SF
Office	3,042 SF
Clear Height	21' Minimum
Column Spacing	40' wide x 42.5' deep
Building Depth	170'
Dock Door	1 (9' x 10')
Drive-In Door	1 (10' x 12')
Sprinkler	Wet
Auto Parking	1/1,000 SF
Truck Court Depth	99'
Zoning	Light Industrial (LI)



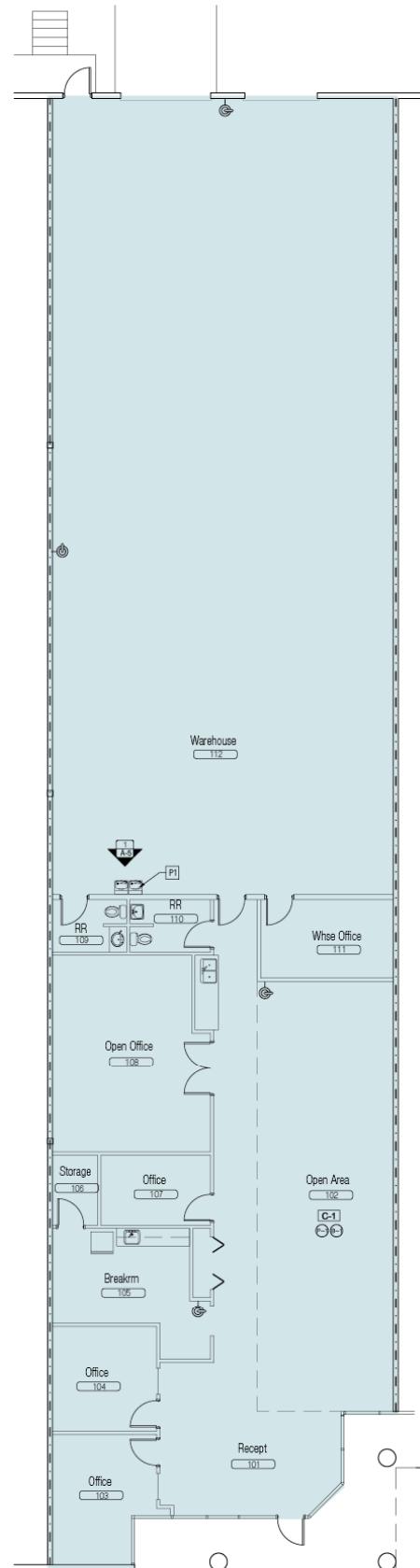
## SUITE 140

OFFICE SF	3,042
WAREHOUSE SF	3,758
<b>TOTAL SF</b>	<b>6,800</b>





DEMO PLAN



POTENTIAL NEW FLOORPLAN



# CONTACT INFORMATION

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

**Walker Adams**

wadams@naibg.com  
(404) 812-4066

**Griffin Price**

gprice@naibg.com  
(404) 812-4094

**Charlie Adams**

cadams@naibg.com  
(404) 812-4037

**Garrison Price**

gsprice@naibg.com  
(404) 812-4039

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.