

NORTHMONT BUSINESS CENTER



184,247 SF INDUSTRIAL SPACE
AVAILABLE FOR SUBLEASE
2165 Northmont Pky, Duluth, GA 30096





PROPERTY OVERVIEW

NORTHMONT BUSINESS CENTER is a 184,247-square-foot industrial facility situated on 12.9 acres in Duluth, GA. Available for sublease, the property offers highly functional space with excellent access to I-85, connecting directly to Atlanta's interstate network and the broader Southeast distribution corridor. Its strategic location in Gwinnett County—one of metro Atlanta's most active industrial markets—provides strong labor availability, efficient regional reach, and proximity to major logistics, manufacturing, and consumer hubs.

Dock Doors:

- 35 dock high doors
- Seals and mechanical levelers on every door

Access:

- Drive-in with large ramp at center of building
- 1 metal temporary ramp

Operations:

- Available Q3 2026

Training & Conference:

- 1 training room
- 2 conference rooms

Office & Facilities:

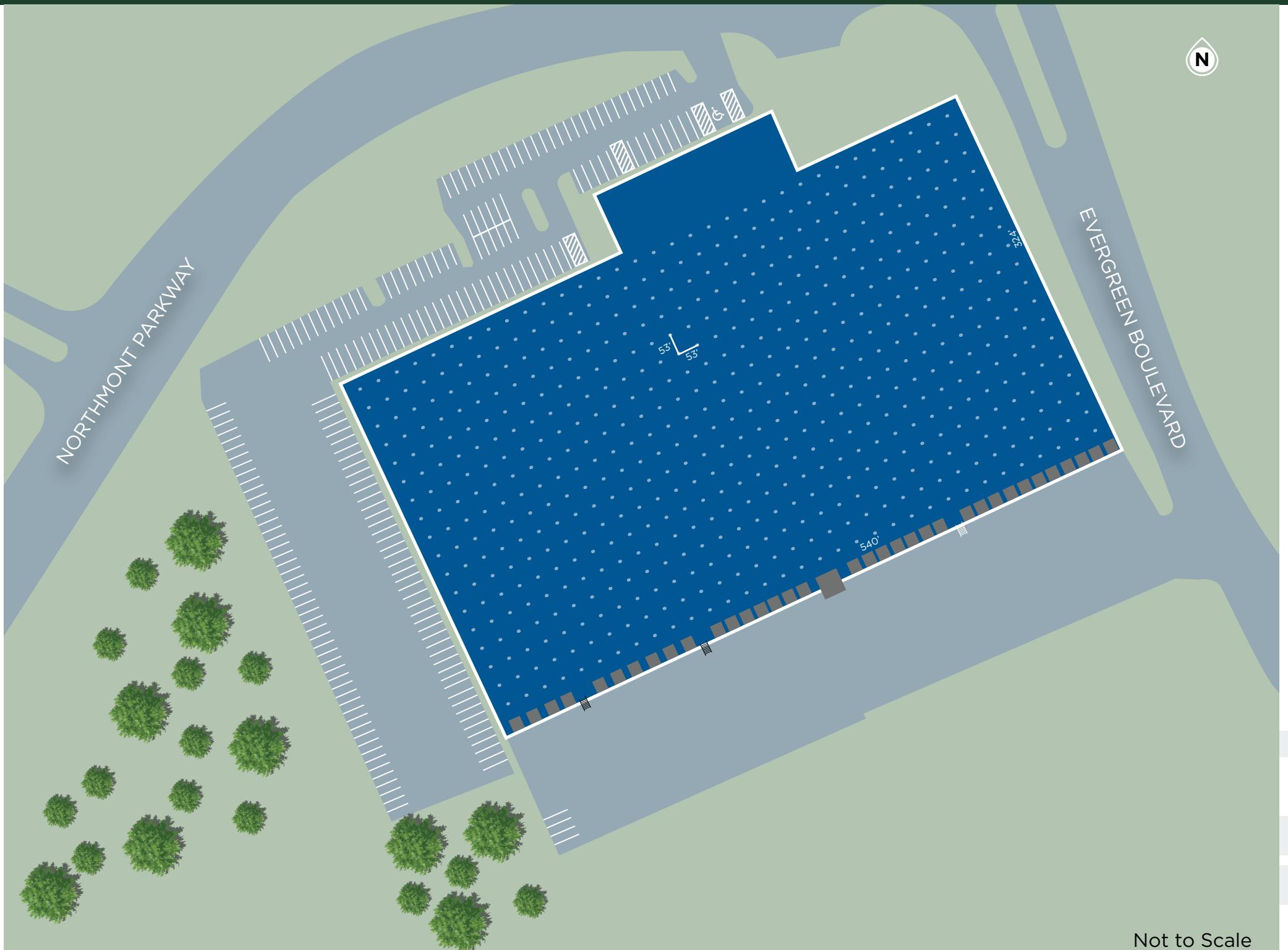
- Main office: 3 private offices
 - 2 office restrooms
 - 1 shower room
 - 1 break room
- Units 14-18 designated for office use
- 1 small shipping office
- 2 shipping offices
- Two warehouse bathrooms

Other Features:

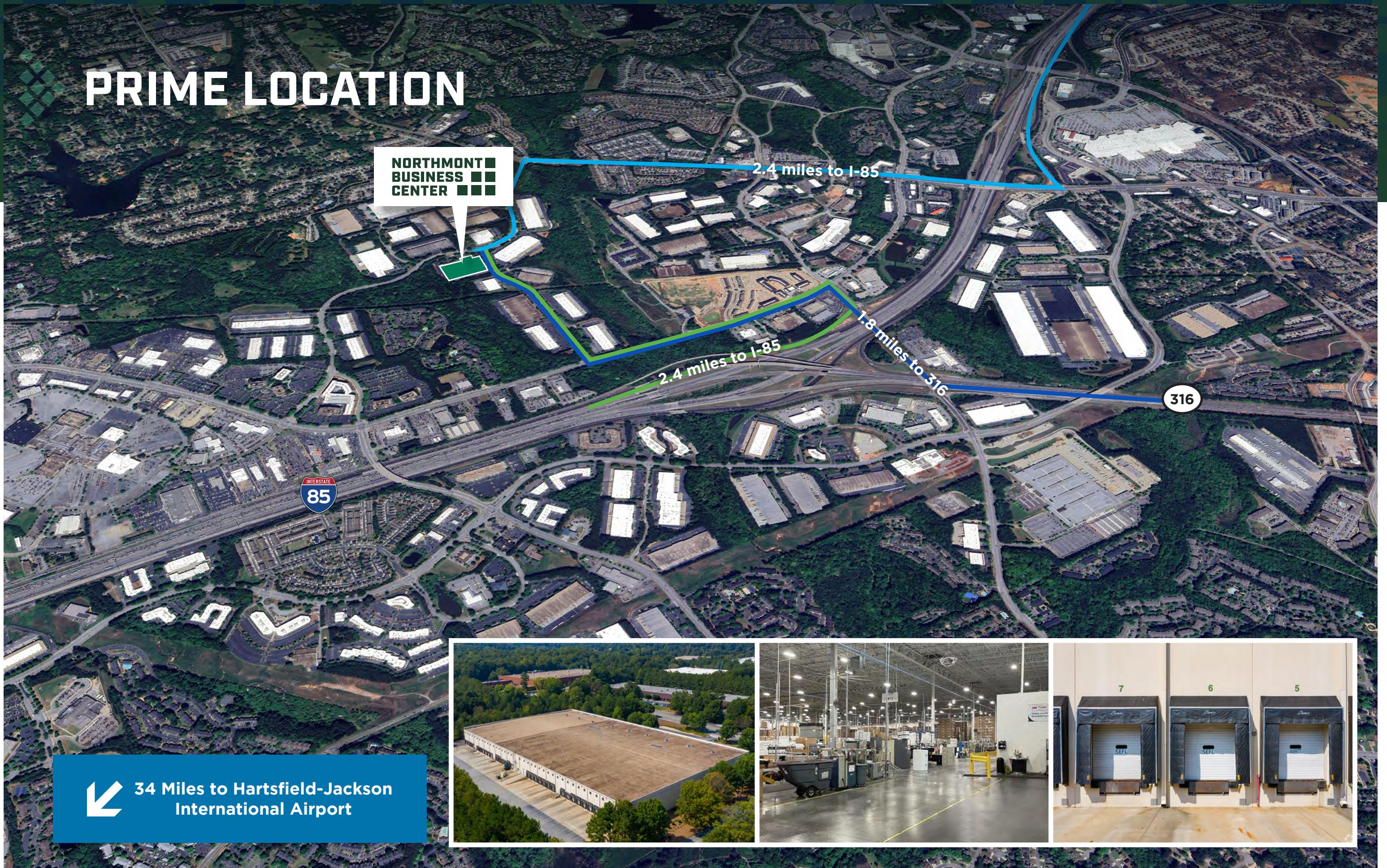
- 2 large industrial fans

Parking:

- 149 auto parking spaces
- Auto parking recently repaved



PRIME LOCATION

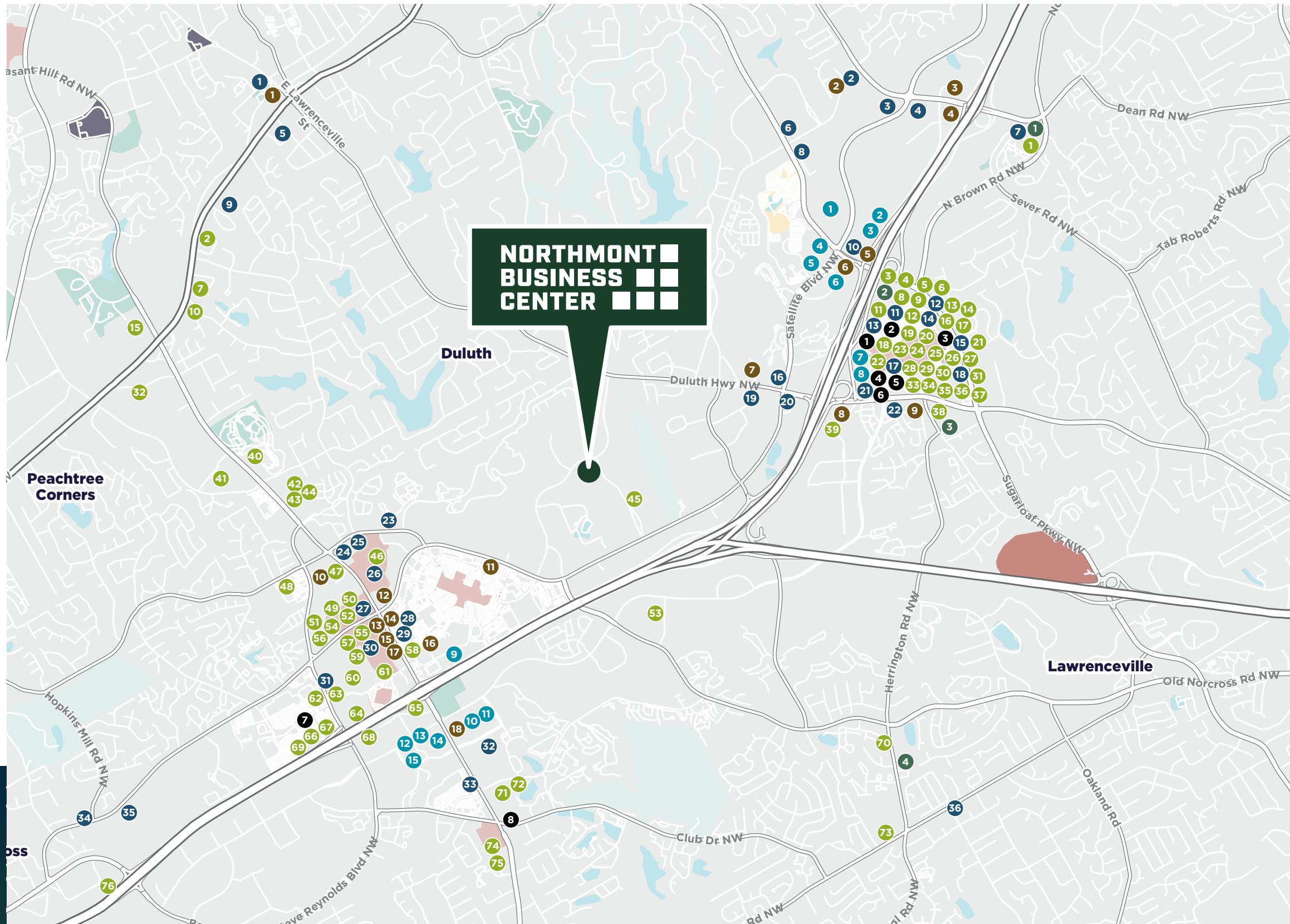




AMENITIES NEARBY

CATEGORY

- 8 Entertainment
- 35 Fast Food
- 4 Fitness
- 15 Hotels
- 18 Restaurants
- 76 Shopping

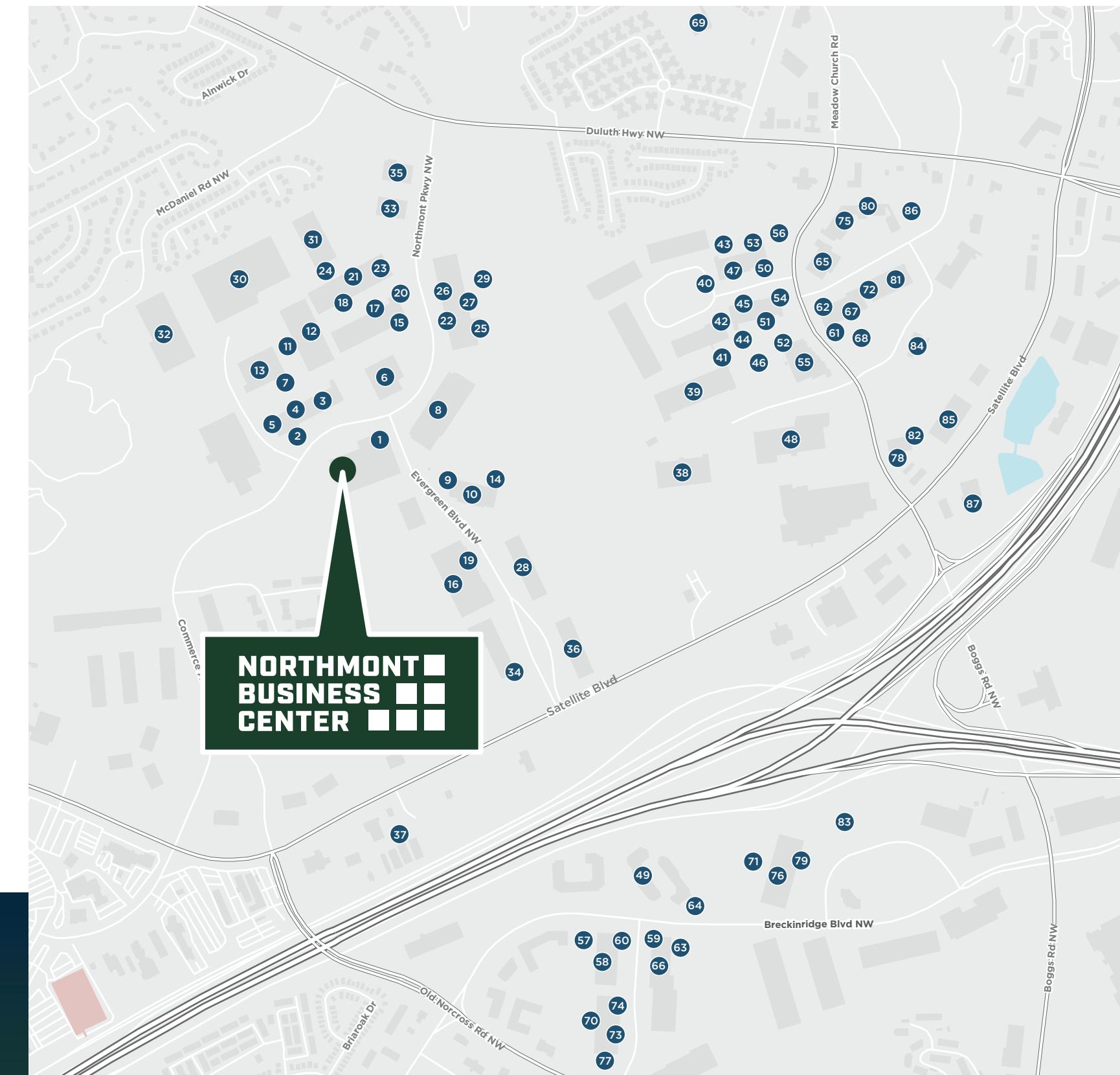




CORPORATE NEIGHBORS

TENANT NAME

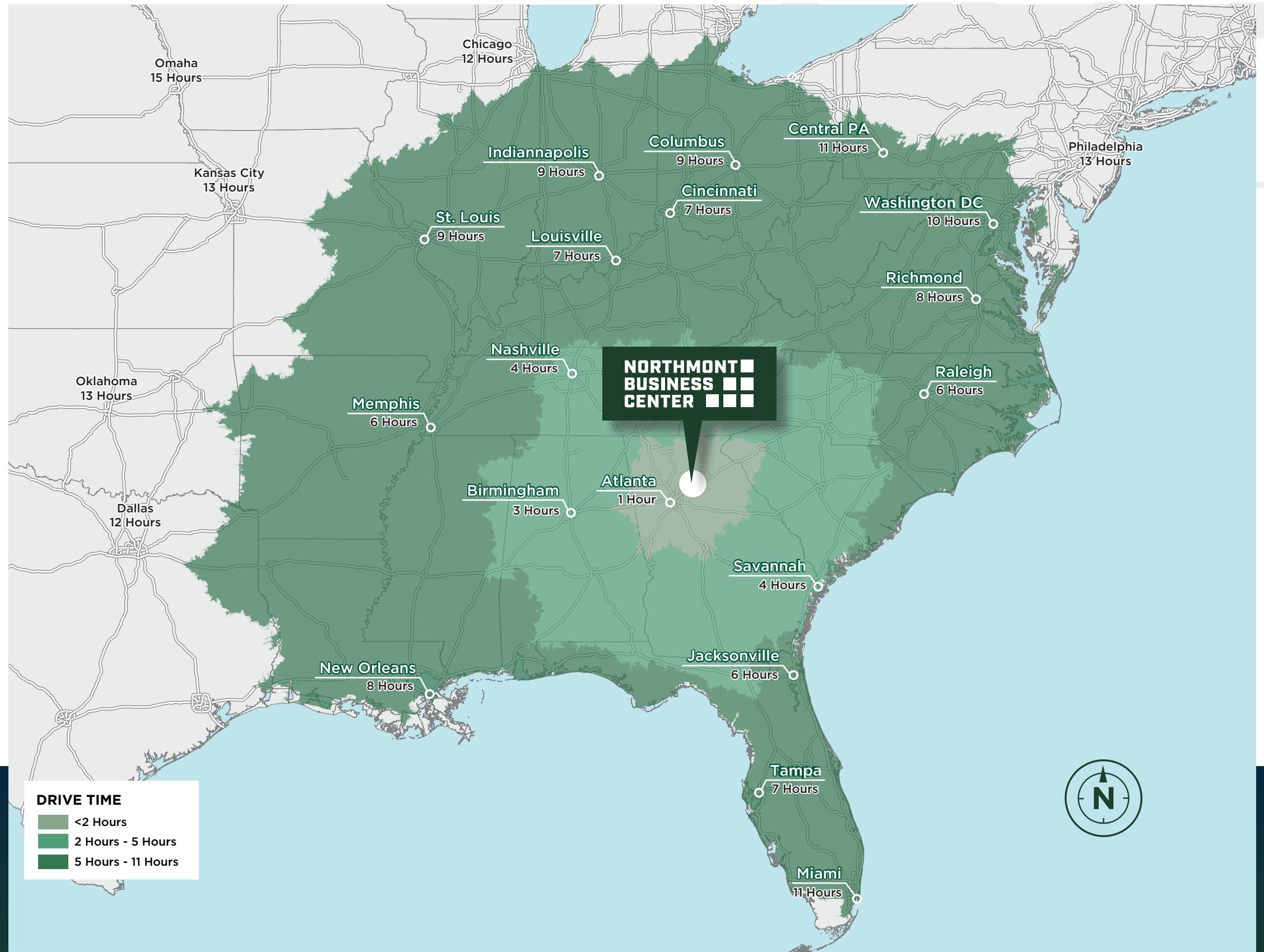
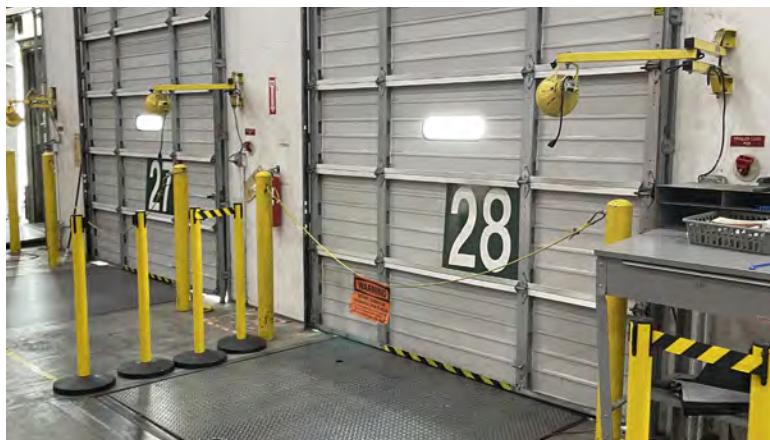
1 American Air Filters	31 Amazon	61 Digital Imaging Systems
2 Invictus Globe Llc	32 Ta Chen International, Inc.	62 Peachtree Service Experts
3 Leuze	33 Eclipse Gaming Systems	63 Dobla Group USA LLC
4 EFI Global	34 Summit Companies	64 Continental Datalabel
5 Beintek, LLC.	35 Southern Silicones	65 Envelopes & Forms
6 GravoTech Inc.	36 Tetra Tech	66 Viscom Inc.
7 Cavanna Packaging	37 U-Haul Neighborhood Dealer	67 COPYSMART
8 Pinnacle X-Ray Solutions Inc	38 Us Go Goal	68 Framo Morat, USA
9 The Systems Depot	39 Trane Supply	69 Zion International Mission Center
10 The Campbell's Company	40 Aetnagroup	70 Winsted Corporation
11 Hendrick Automotive Group	41 Metro Distributor	71 Larson Juhl, Inc
12 Auto Accessories	42 Dimensional Design	72 Prime Time Leasing LLC
13 Global Beauty Corp.	43 Binex Line Corporation	73 Babco Foods
14 Ethan Allen	44 Covetrus	74 Himalayan Handmade Candles
15 Masonite	45 Ocme America Corp	75 Parrish Plumbing Company, LLC
16 KW International	46 Happy Warehouse Sale	76 Phoenix Research Industries, Inc.
17 Arista Information Systems	47 LS Tractor	77 Standard SE Graphic Systems
18 Spectra Gutter Systems Duluth	48 Suddath	78 Sed Inc
19 Corsair	49 Atlanta Institute Of Music	79 Spectrum
20 Transatlantic Sales	50 CE+T America	80 Standard Office Systems
21 Maxcraft Doors	51 Resitech Industries	81 Wallace Graphics, Inc.
22 Allredi	52 Dixie Custom Works	82 Adedge Water Technologies LLC
23 Sterfic	53 Uni Torq Acuators & Controls	83 Nextran Corporation
24 CWI	54 United Fire Protection Inc	84 Eastern Star Seafood, Inc
25 Agility Recovery	55 Averr Aglow	85 SCM North America
26 NanoLumens	56 UniTorq	86 Cambria
27 Hexaware Technologies	57 Sunbelt Rentals	87 Schofield Stone
28 Harima USA Inc	58 Sed Gaming Inc	
29 Maytronics	59 Roma Moulding Inc.	
30 McKesson Corporation	60 The Hansen Group	





UNMATCHED CONNECTIVITY

Located in the heart of Gwinnett County with immediate access to I-85, 2165 Northmont Parkway offers unmatched connectivity across Metro Atlanta and the Southeast. Reach Hartsfield-Jackson International Airport, the Port of Savannah, and major regional markets within a half-day drive, while benefiting from access to a large, diverse labor pool and thriving local economy.



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FOR MORE INFORMATION, PLEASE CONTACT:

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