

# INDUSTRIAL SPACE FOR LEASE



## BERKELEY GWINNETT BUSINESS PARK

4030 BUFORD HWY  
DULUTH, GA 30096



**EMMA JACKSON**  
LEASING EXECUTIVE

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# 4030 BUFORD HWY

## RATE INFO

Approx Total SF	Approx Office SF	Base Rent/SF	Base Rent/Mon	CAM/SF	CAM/Mon.	Water Mon	Taxes & Ins/Mon	Clear Height	Power	Sprinkler	DH	DI	RR	Avail
50,010	5,300	\$11.00	\$45,843	\$1.00	\$4,168	\$200	\$4,502	24'	3000 amp, 480/277 volt	ESFR	5 (with levelers)	1	4	Now

Building also has one (1) ton beam trolley crane

One dock door is 14x14

Parking Spaces: 50

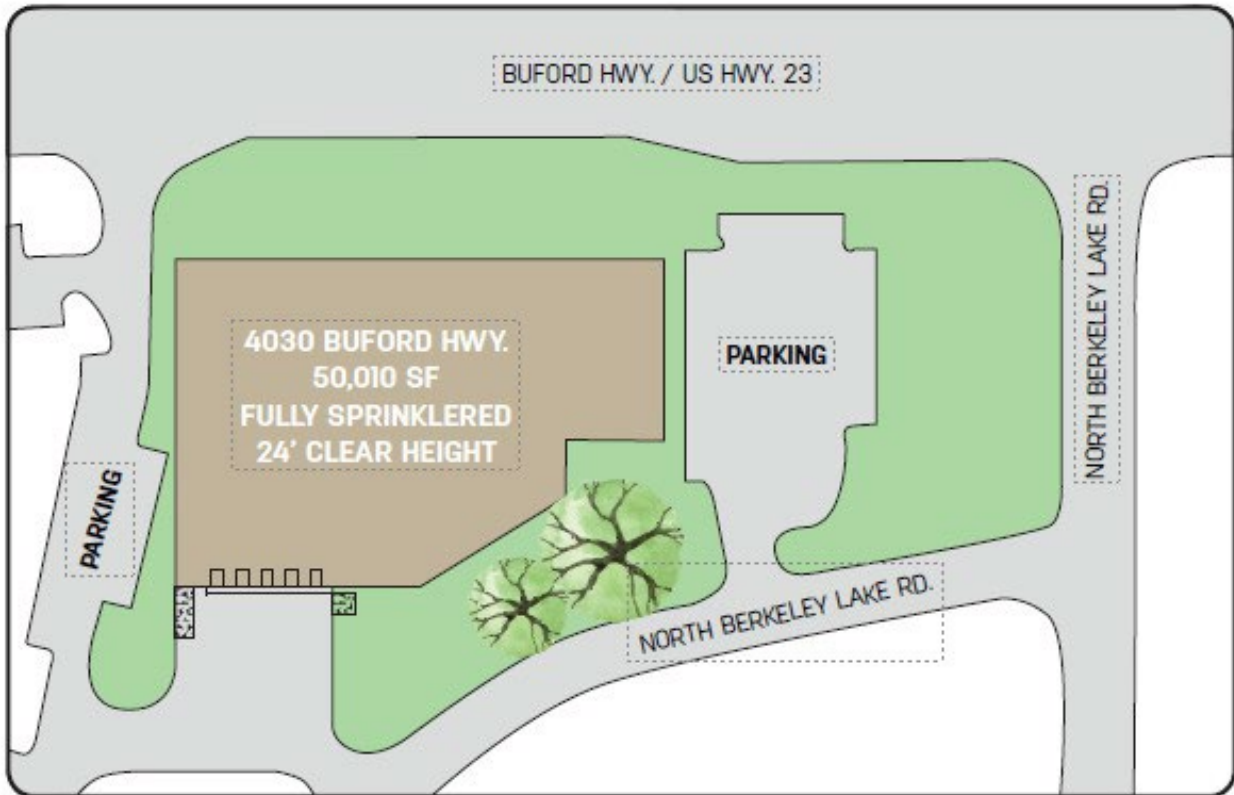
Column Spacing: 49 x 29

3625 Cumberland Blvd SE Suite250  
 Atlanta, GA30339  
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# SITE PLAN



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