

NOW AVAILABLE AT BEAVER RUIN BUSINESS CENTER

**1885 BEAVER
RIDGE CIRCLE**
NORCROSS, GEORGIA 30071
52,578 SF AVAILABLE FOR LEASE

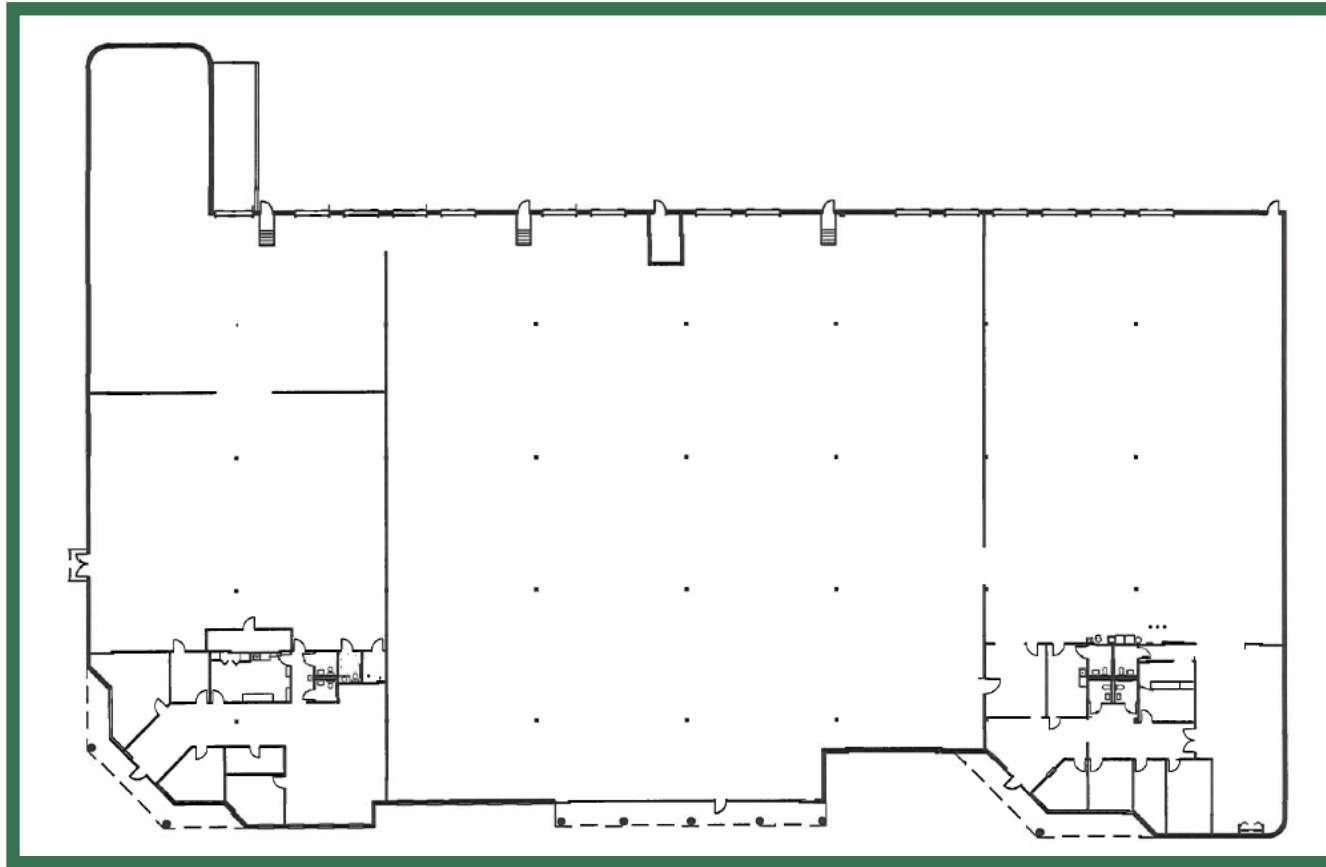
BEAVER RUIN
BUSINESS CENTER

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BUILDING SPECS



TOTAL SQUARE FEET	52,578 SF
OFFICE	6,689 SF
BAY DEPTH	116'
CLEAR HEIGHT	22'
LOADING	14 Dock High 1 Drive-In

CONSTRUCTION	Brick and Block
ZONING	M-1 Light Industrial
ROOF	Single Ply
PARKING	1.5 space per 1,000
YEAR BUILT	1985

PARK HIGHLIGHTS



**LIGHT INDUSTRIAL
ZONING**



**22-28' CEILING
HEIGHTS**



**DOCK HIGH AND
DRIVE IN LOADING**



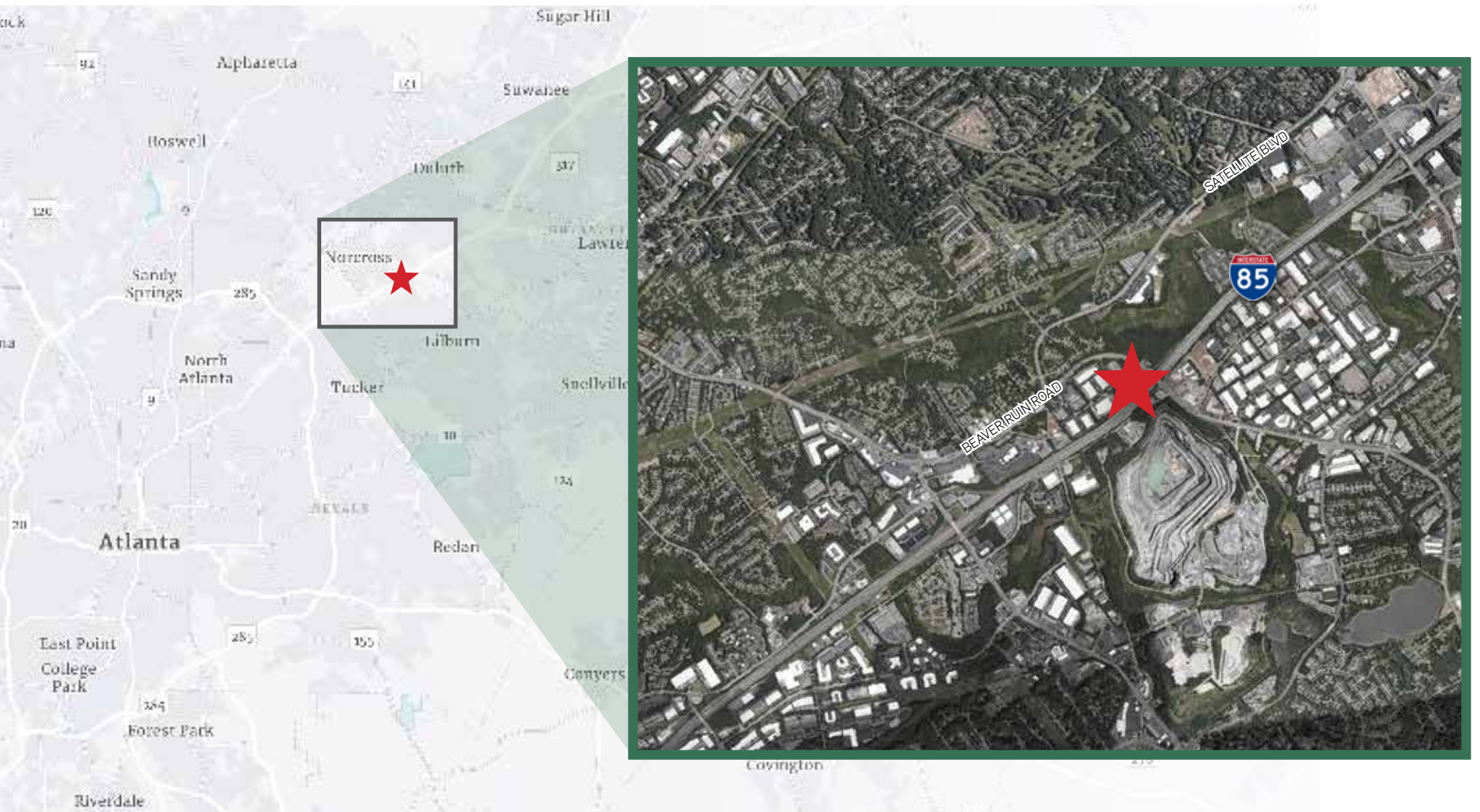
**BRICK AND BLOCK
CONSTRUCTION**



**0.3 MILES TO I-85
AT EXIT 102**

PARK LOCATION

Beaver Ruin Business Center is a 56-acre office, industrial & service center park containing approximately 663,651 SF of high quality warehouse/distribution and office space. This park is strategically located with superior access & visibility at the intersection of Beaver Ruin Road and I-85, just two exits south of Gwinnett Place Mall (Pleasant Hill Road) and four exits north of the I-285 interchange.



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