



## Distribution Facility Available

### OFFERING SUMMARY

Lease Rate:	\$6.25 SF/yr (NNN)
Available SF:	202,500 SF
Building Size:	202,500 SF

### FOR INFORMATION

**BRIAN HUGHS, CCIM**  
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135 Maple Street NW  
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# MAKITA BUILDING FOR LEASE

2600 Buford Highway, Buford, GA 30518



## Property Highlights

- 202,500 +/- square foot industrial distribution building
- 3,600 +/- square feet of office space with 7 private offices & 9 cubicles
- Constructed in 2001
- Ceiling Heights: 22' to 28'
- 22 dock high doors with levelers
- 1 drive in door
- 72 parking spaces
- Truck Court: 120'
- Sprinkler System: ESFR Wet System
- Floor Thickness: 6"
- Column Spacing: 50' x 45'
- Power: 1,000 amps / 480 volts
- All utilities available including sewer
- Excellent location off I-985 between Exit 4 and Exit 8

## VIDEO

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	860	12,665	36,896
Total Population	2,734	38,672	113,041
Average HH Income	\$94,651	\$113,786	\$124,055

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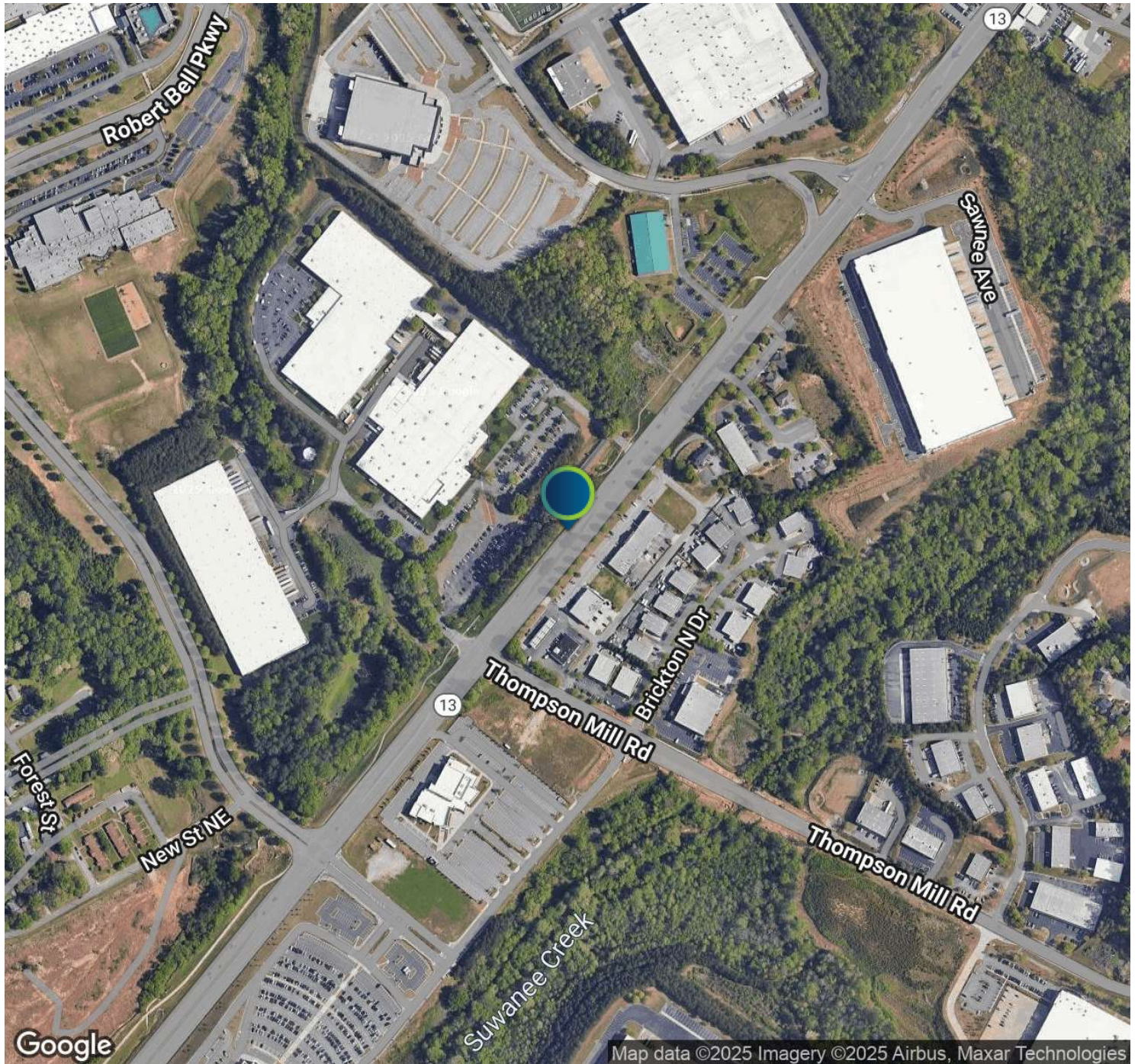


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