

2,400 - 4,800 SF FOR LEASE

PLEASANTDALE
BUSINESS CENTER



2600-2650 PLEASANTDALE ROAD, DORAVILLE, GA 30340

Pleasantdale Business Center in Doraville, Georgia, offers an exceptional location ideal for both industrial and office use. Built in 1987, the property is situated on Buford Highway with convenient access to I-85, I-285, Peachtree Industrial Blvd, and a wide range of nearby dining, lodging, and shopping options. Amenities include oversized 10'x12' grade-level (drive-in) doors, 16-foot clear heights, a wet sprinkler system, and ample parking.

BUILDING SPECS

AVAILABLE SF 86,792 SF

LAND ACREAGE 5.75 AC

DRIVE-IN DOORS 10' x 12'

CLEAR HEIGHT 16'

AUTO PARKING 1.64/1,000 SF

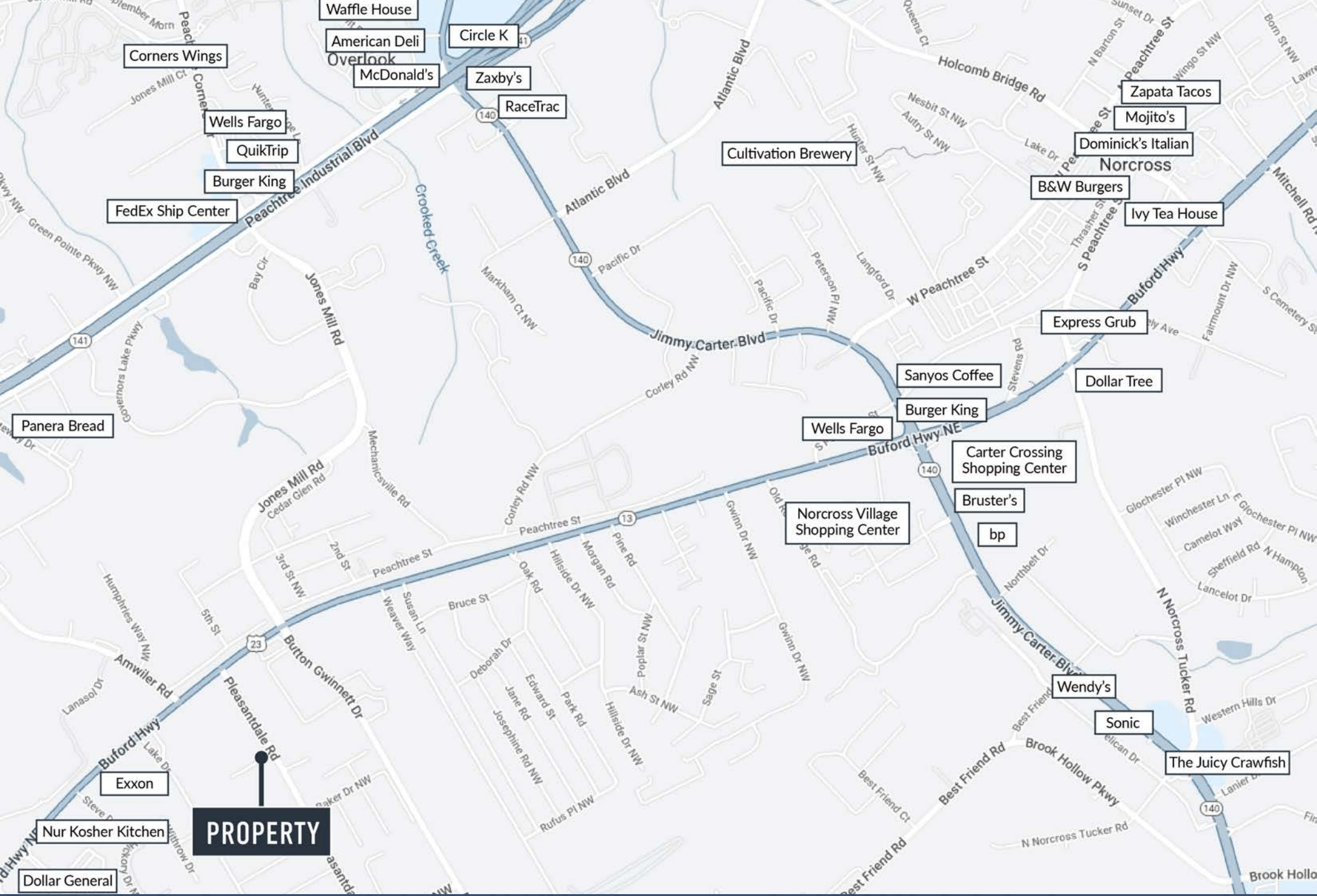
SPRINKLER Wet

POWER Phase 3

ZONING M1

AVAILABILITY Now





With prominent frontage on Buford Highway and convenient access to I-85, I-285, and Peachtree Industrial Blvd. 2600 and 2650 Pleasantdale offer exceptional connectivity to a wide range of shopping, dining, residential, and lodging options. Beyond its amenity-rich location, tenants benefit from access to Gwinnett County's highly sought-after workforce. As Georgia's second-largest county, Gwinnett is projected to surpass one million residents within the next decade.

2600 PLEASANTDALE

2650 PLEASANTDALE

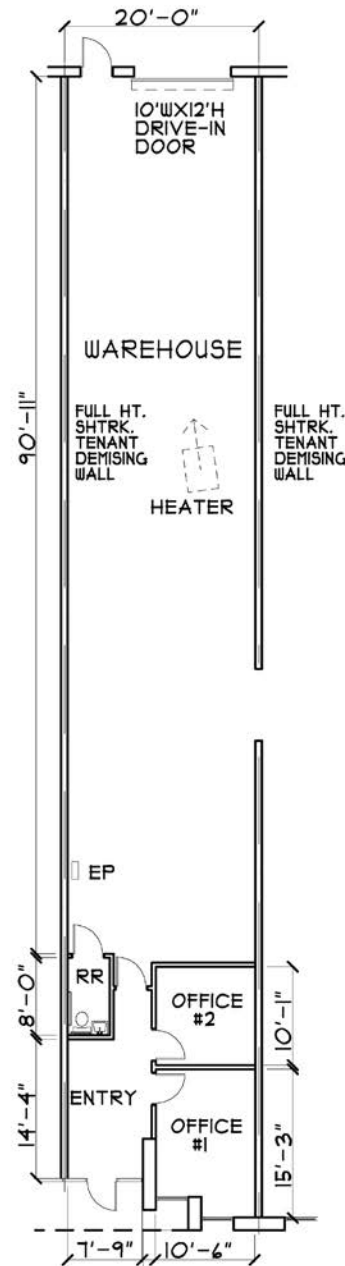
PLEASANTDALE ROAD



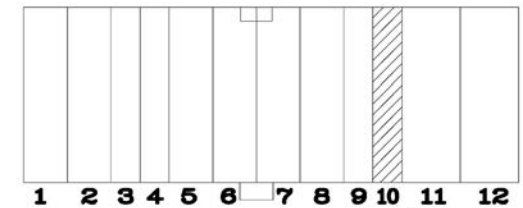


2600 PLEASANTDALE ROAD, SUITE 10

AVAILABLE SF	2,400 SF
OFFICE SF	486 SF
DRIVE-IN DOORS	1 (10' x 12')
AVAILABILITY	Now



KEY PLAN



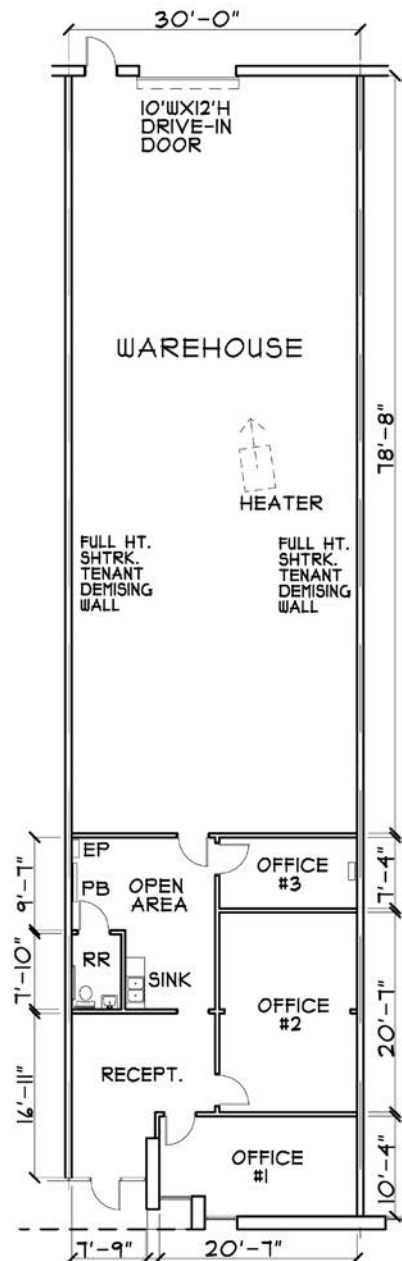
2600 PLEASANTDALE ROAD, SUITE 8

AVAILABLE SF 3,600 SF

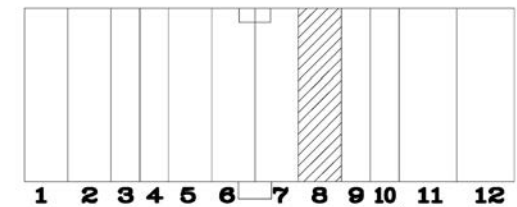
OFFICE SF 1,165 SF

DRIVE-IN DOORS 1 (10' x 12')

AVAILABILITY 1/1/2026



KEY PLAN



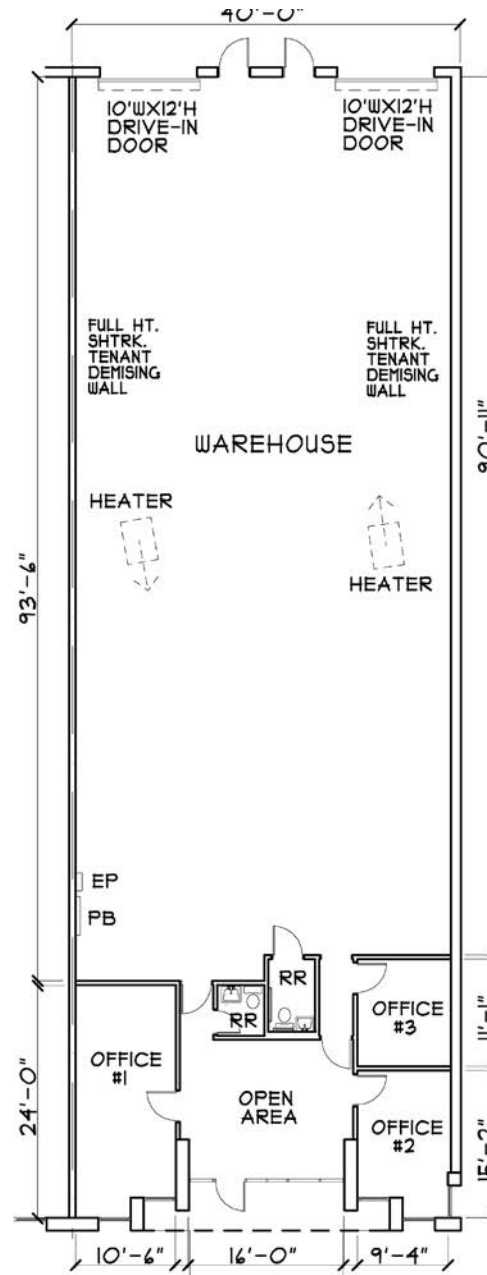
2600 PLEASANTDALE ROAD, SUITE 12

AVAILABLE SF 4,800 SF

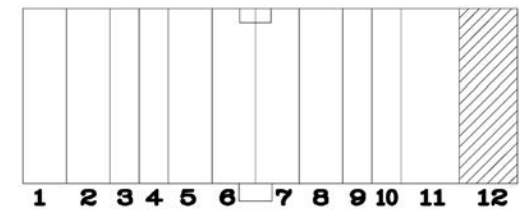
OFFICE SF 963 SF

DRIVE-IN DOORS 2 (10' x 12')

AVAILABILITY Now



KEY PLAN



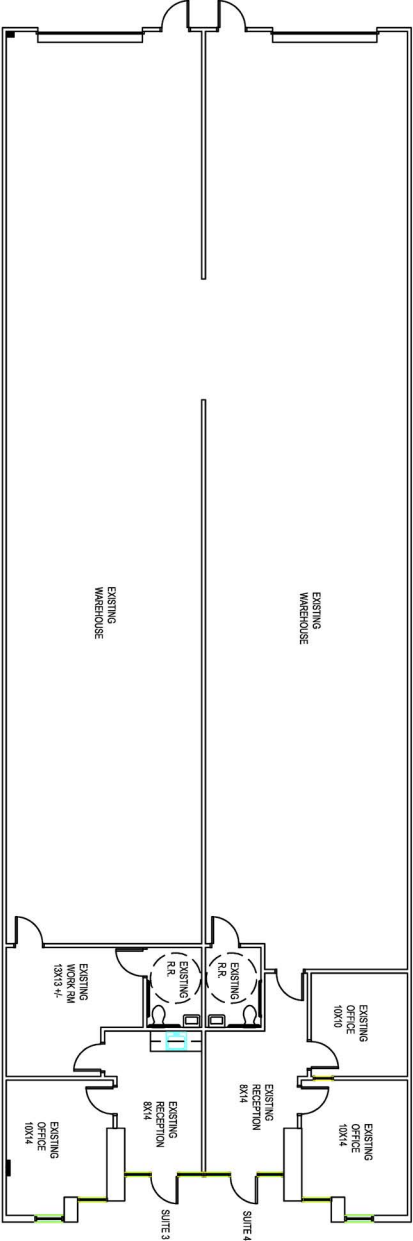
2600 PLEASANTDALE ROAD, SUITE 3/4

AVAILABLE SF 4,800 SF

OFFICE SF 819 SF

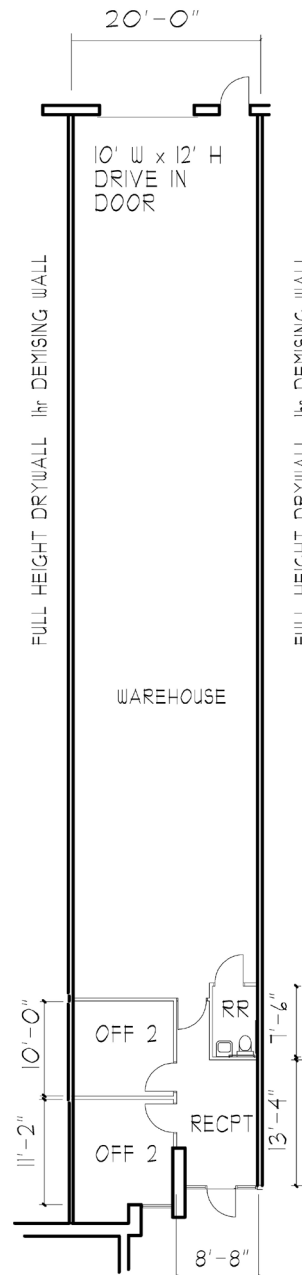
DRIVE-IN DOORS 2 (10' x 12')

AVAILABILITY Now

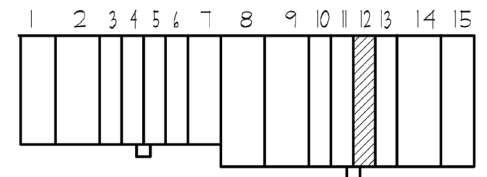


2650 PLEASANTDALE ROAD, SUITE 12

AVAILABLE SF	2,400 SF
OFFICE SF	476 SF
DRIVE-IN DOORS	1 (10' x 12')
AVAILABILITY	Now

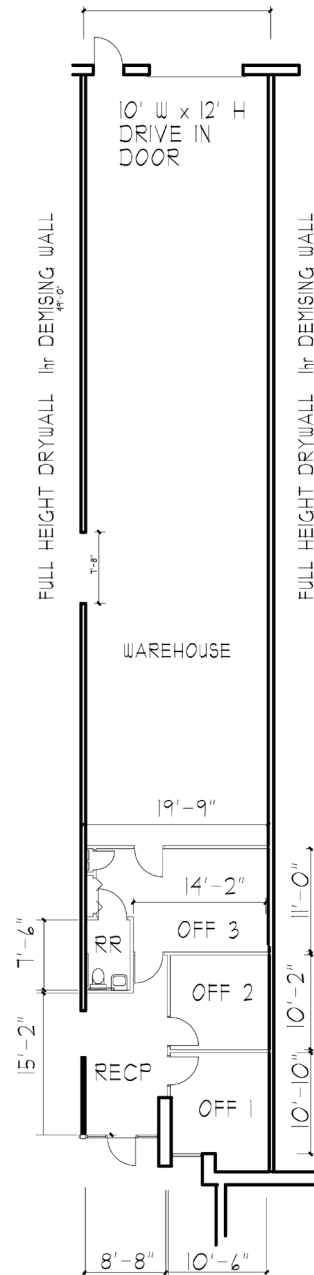


KEY PLAN

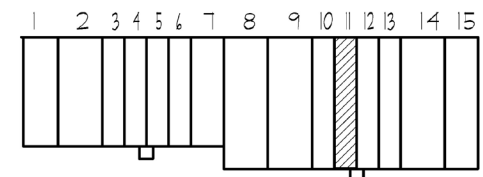


2650 PLEASANTDALE ROAD, SUITE 11

AVAILABLE SF	2,400 SF
OFFICE SF	665 SF
DRIVE-IN DOORS	1 (10' x 12')
AVAILABILITY	Now

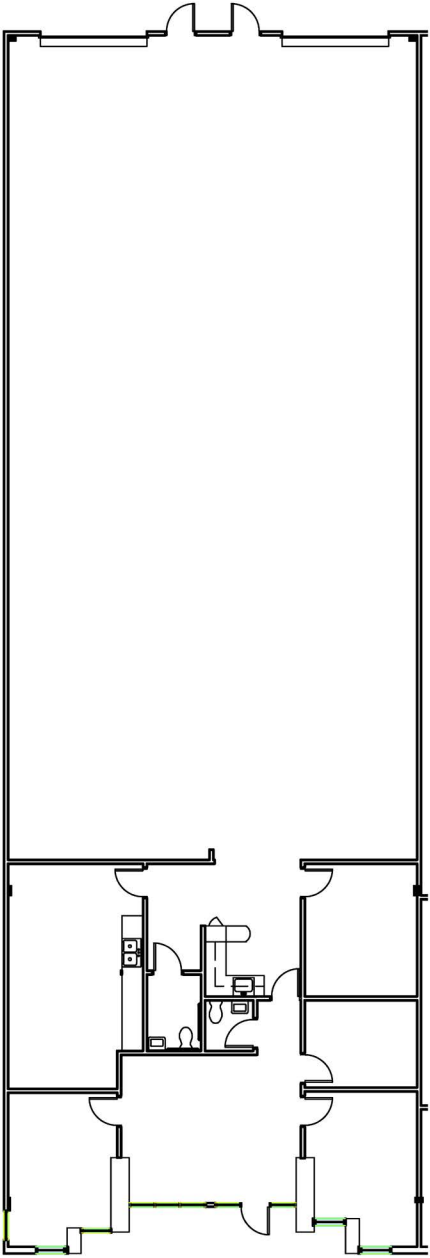


KEY PLAN



2650 PLEASANTDALE ROAD, SUITE 8

AVAILABLE SF	4,725 SF
OFFICE SF	1,519 SF
DRIVE-IN DOORS	1 (10' x 12')
AVAILABILITY	Now





CONTACT

Harrison Gaylord

770.324.6320

hgaylord@strategicrepartners.com

www.strategicrepartners.com



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