

FOR SALE
\$1,300,000.00

INDUSTRIAL LAND
1425 PROGRESS INDUSTRIAL
BOULEVARD, LAWRENCEVILLE,
GEORGIA 30043


PREMIER
PROPERTIES
2750-200 Premiere Properties
Duluth, GA 30096
O.833 866 5263



PROPERTY OVERVIEW

This ±5.20-acre industrial parcel offers a prime opportunity within Gwinnett County's established Progress Center.

Located in Lawrenceville, GA, the site is suitable for industrial uses under its M-1 zoning, providing flexibility for three conceptual projects: a distribution center, a light industrial warehouse, or a fleet maintenance facility (supported by two approved Special Use Permits).

These concepts represent some of the most viable uses for the property, which is fully entitled, equipped with infrastructure, and strategically connected to major transportation corridors including I-85, GA-316, GA-20, and I-985 for strong regional distribution. Surveys are available upon request for interested parties.

OFFERING SUMMARY

Property type	Land lot
Lot size	+/- 5.20 Acres
County	Gwinnett
City	Lawrenceville
Zoning	M-1 (Light Industrial District)
Near corridors	I-85, GA-316, GA-20
Near Airports	Gwinnett County Airport (LZU)



DE LA ROSA
GROUP



JOSÉ DE LA ROSA

Strategist & Senior Advisor
Commercial & Industrial Real Estate

C.404 422 7472
O. 404 734 1866
jose@delarosagroup.net



JACKELINE ARIAS

Commercial Real Estate Advisor
Commercial & Industrial Real Estate

C.678 717 9048
O.404 734 1866
jacky@delarosagroup.net

LOCATION



JOSÉ DE LA ROSA
Strategist & Senior Advisor
Commercial & Industrial Real Estate
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INVESTMENT SUMMARY

This ±5.20-acre parcel, zoned M-1 (Light Industry District), represents a highly adaptable opportunity for industrial development in one of Gwinnett County's most established business parks.

The property is fully entitled and benefits from existing infrastructure such as water and sewer connections, shared driveway access, and landscaped buffer zones, which help reduce development timelines and costs. Its gently sloping, undeveloped terrain offers flexibility for custom site planning and phased construction, making it suitable for a variety of industrial uses.

Current entitlements include two approved Special Use Permits, which expand the range of permissible uses and create opportunities for specialized operations such as fleet maintenance.

Combined with the site's zoning and infrastructure, these approvals allow for multiple development paths that align with market demand for industrial functionality. This flexibility makes the parcel an attractive option for businesses seeking scalability and compliance in a high-growth corridor. Surveys are available upon request for qualified prospects.



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CONCEPTUAL PROJECT OPTIONS

To maximize the potential of this property, we have outlined three conceptual development ideas that align with its zoning, entitlements, and strategic location. These options are designed to meet market demand for industrial functionality while leveraging existing infrastructure and connectivity.

Each concept represents a practical and compliant approach, offering flexibility for businesses seeking efficiency and long-term growth.

These concepts align with the property's entitlements and surrounding industrial environment, suggesting strong compatibility while remaining subject to regulatory compliance and buyer due diligence. Surveys are available upon request for interested parties.

These conceptual ideas were selected to illustrate feasible development paths that take advantage of the site's strategic positioning within a master-planned industrial park and its proximity to major transportation corridors. They provide a clear starting point for investors to visualize potential uses without committing to a single approach, ensuring adaptability to evolving market needs.

Fleet Maintenance Facility

Fleet Maintenance Facility: A 3,200 SF maintenance shop supported by two approved Special Use Permits, with designated semi-truck and automobile parking, tailored for trucking and hauling operations.



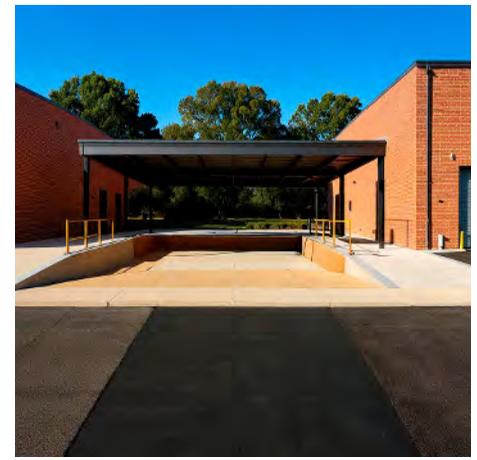
Distribution Center

A 54,450 SF fully sprinklered warehouse paired with a 3,990 SF two-story office, featuring 14 loading docks, 2 ramps, optimized for efficient regional and interstate logistics, leveraging the site's strategic connectivity to I-85, GA-316, GA-20, and I-985.



Light Industrial Warehouse

Composed of 8 suites totaling 25,600 SF, arranged in two blocks of four each. Includes ample parking and a rear covered area that connects directly to the trailer unloading zone, also covered, ensuring operational efficiency.



*The project renders shown are illustrative and conceptual only. They do not represent final designs and are subject to change based on approvals, regulations, and buyer due diligence.



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CONCEPTUAL 1: Fleet Maintenance Facility

The following site plan is conceptual and based on a previously **pre-approved layout**, designed to comply with current zoning and regulatory standards. It represents one of the most viable uses for this property under its M-1 Light Industry District zoning and **approved Special Use Permits (SUP2020-00041 & SUP2020-00042)**. These permits allow for trucking, hauling operations, and a **3,200 SF fleet maintenance facility**, making this concept aligned with the property's entitlements and surrounding industrial environment.

The layout is optimized for fleet operations, featuring **45 semi-truck parking spaces** and **18 automobile parking spaces**, ensuring adequate capacity for drivers, mechanics, and support staff. The design also includes a detention pond of 10,040 SF for stormwater management, contributing to compliance with environmental standards.

Parking areas are strategically positioned for efficient circulation and easy access to the maintenance shop, while the site maintains buffer zones and security measures consistent with industrial park requirements. This concept offers a practical solution for businesses focused on logistics and fleet management, combining operational functionality with regulatory compliance.



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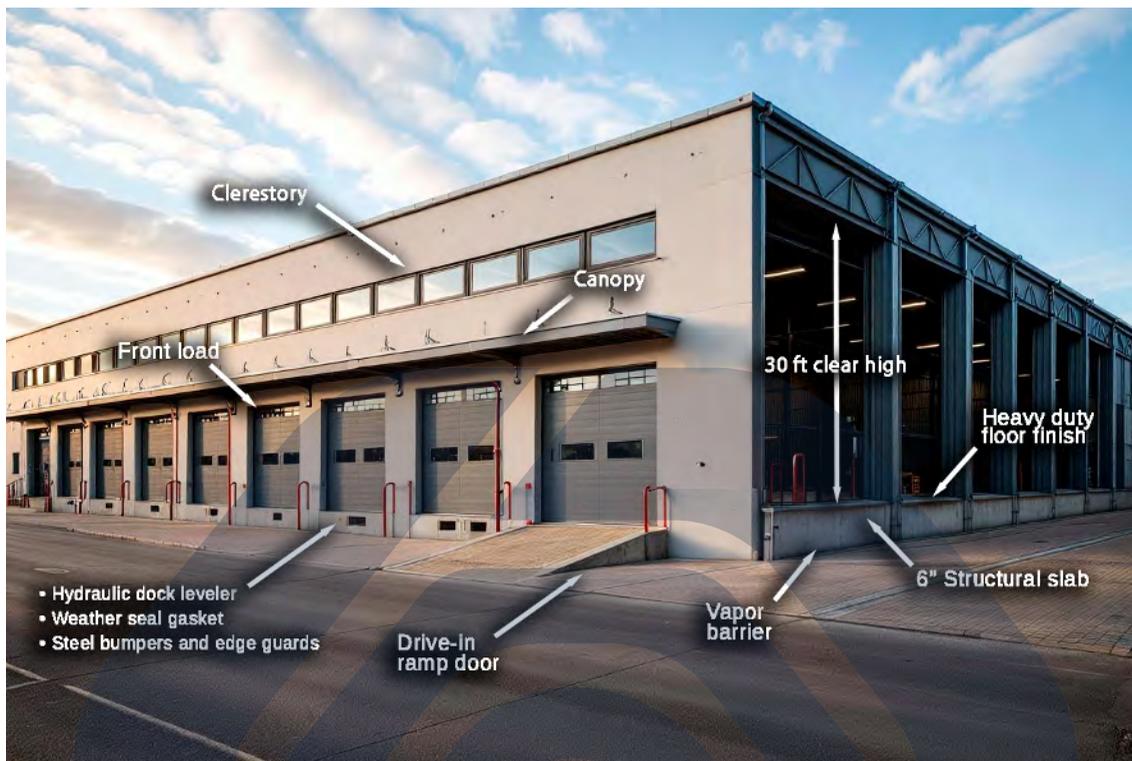


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CONCEPTUAL 2: Distribution Center



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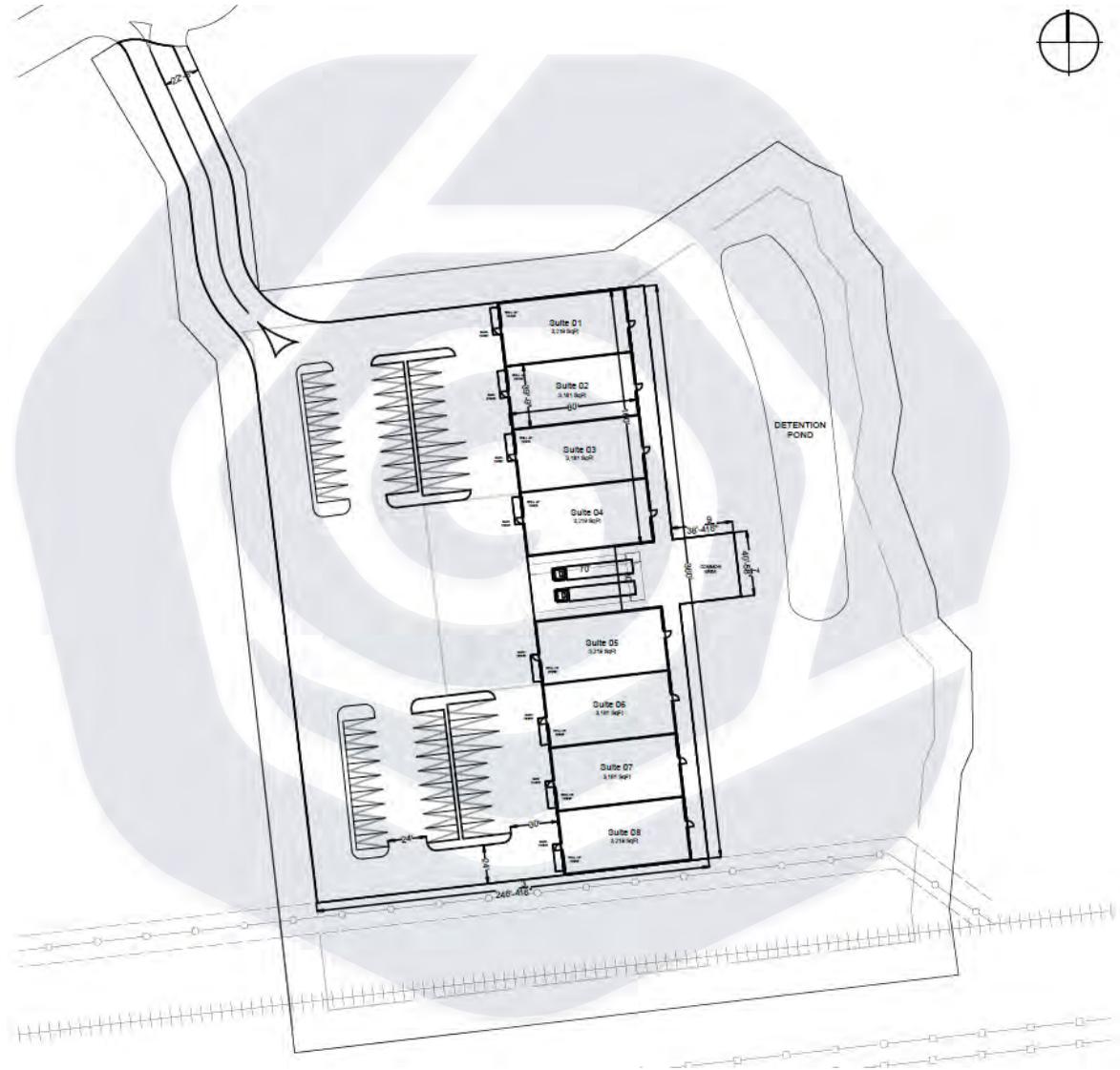


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CONCEPTUAL 3: Light Industrial Warehouse

This concept envisions a flexible light industrial warehouse designed for efficiency and adaptability. The project consists of eight suites totaling 25,600 square feet, distributed in two blocks of four units each. The layout includes a rear covered area that connects directly to a covered trailer unloading zone, streamlining logistics and ensuring smooth operations for tenants.

Beyond its functional design, the site offers ample parking and maneuvering space, critical for businesses with diverse transportation needs. It features 2 dedicated trailer parking spaces, 6 spots for vans or box trucks, and 48 regular parking spaces, providing flexibility for tenants with varying fleet sizes. This infrastructure supports high operational throughput and minimizes congestion during peak activity.



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UTILITIES



Sewer Pump Station	BMP Inspections	Water Utility	Stormwater Utility	SW Closed Conduit	Utility Layers	Water Network Structure
SUBTYPE		Water Valve	SW Inlet	County Maintained	Survey Monuments	Subtype
Pump Station	Reclaimed Utility	Subtype	Subtype	BOC	PREFIX	Reservoir
Regional	Reclaimed Valve	Air	Catch Basin	Liburn	BM	EnclosedStorageFacility
Flow Management	SUBTYPE	BlowOff	Flume	No	EE	FilterPlant
Sewer Gravity Main	Valve	Butterfly	Headwall	Peachtree Corners	G0	RawWaterIntake
SUBTYPE	Reclaimed Water Fitting	Check	Junction Box	Yes	G00	Tank
SewerCollector	SUBTYPE	Gate	Standpipe	Extended	G20	
EffluentOutfall	Bend	Hydrant Valve	Trench Drain		GC	
SewerInterceptor	Reducer	PressureReduce	Weir		G2	
Sewer Pressurized Main	Stub	Tap	Yard Inlet			Sewer Utility
SUBTYPE	Tee	Unknown				Sewer Manhole
Pressure Main	Reclaimed Pressure Main					SUBTYPE
Sewer Lateral	SUBTYPE					Manhole
Subtype	Pressure Main					Sewer Test Manhole
Lateral						SUBTYPE
Other						Test Manhole



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ABOUT LAWRENCEVILLE, GA

Lawrenceville serves as a strategic and stable environment for industrial and commercial investment. As the administrative and economic center of Gwinnett County, the city benefits from a well-developed infrastructure, a growing and diverse population, and a strong connection to the broader Atlanta metro area.

Its compact size and proximity to major highways and a regional airport make it highly accessible, while its income and education levels reflect a capable local workforce and a solid consumer base.

The city's on going investments in public services, housing, and transportation signal a commitment to long-term growth, making it an attractive location for businesses seeking both immediate functionality and future scalability.

CITY OF LAWRENCEVILLE

COUNTY	GWINNETT
MEDIAN HOUSEHOLD INC	\$58.6K
AVG HOUSEHOLD INC	\$74.2K
DISTANCE TO ATL	~30 MI NE
AIRPORT	BRISCOE FIELD (LZU)

AREA POPULATION

CITY	13.8 SQ MI	POPULATION	30,629
LAND	13.7 SQ MI	DENSITY	2,237.33 SQ MI



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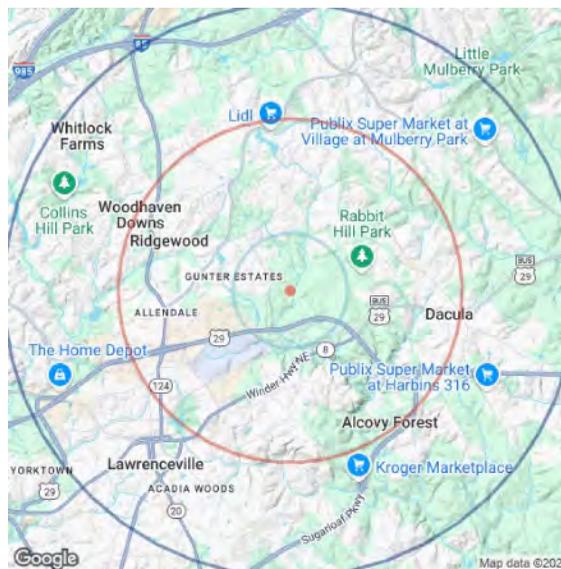
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	958	23,767	81,060
2010 Population	1,556	43,802	134,435
2024 Population	1,869	53,748	168,100
2029 Population	1,913	56,374	177,084
2024-2029 Growth Rate	0.47 %	0.96 %	1.05 %
2024 Daytime Population	3,781	49,117	148,770

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	277	7,148	26,286
2010 Total Households	463	13,063	42,693
2024 Total Households	529	16,327	53,086
2029 Total Households	547	17,357	56,609
2024 Average Household Size	3.53	3.2	3.12
2024 Owner Occupied Housing	466	13,397	38,994
2029 Owner Occupied Housing	490	13,964	41,001
2024 Renter Occupied Housing	63	2,930	14,092
2029 Renter Occupied Housing	57	3,392	15,609
2024 Vacant Housing	25	443	2,073
2024 Total Housing	554	16,770	55,159



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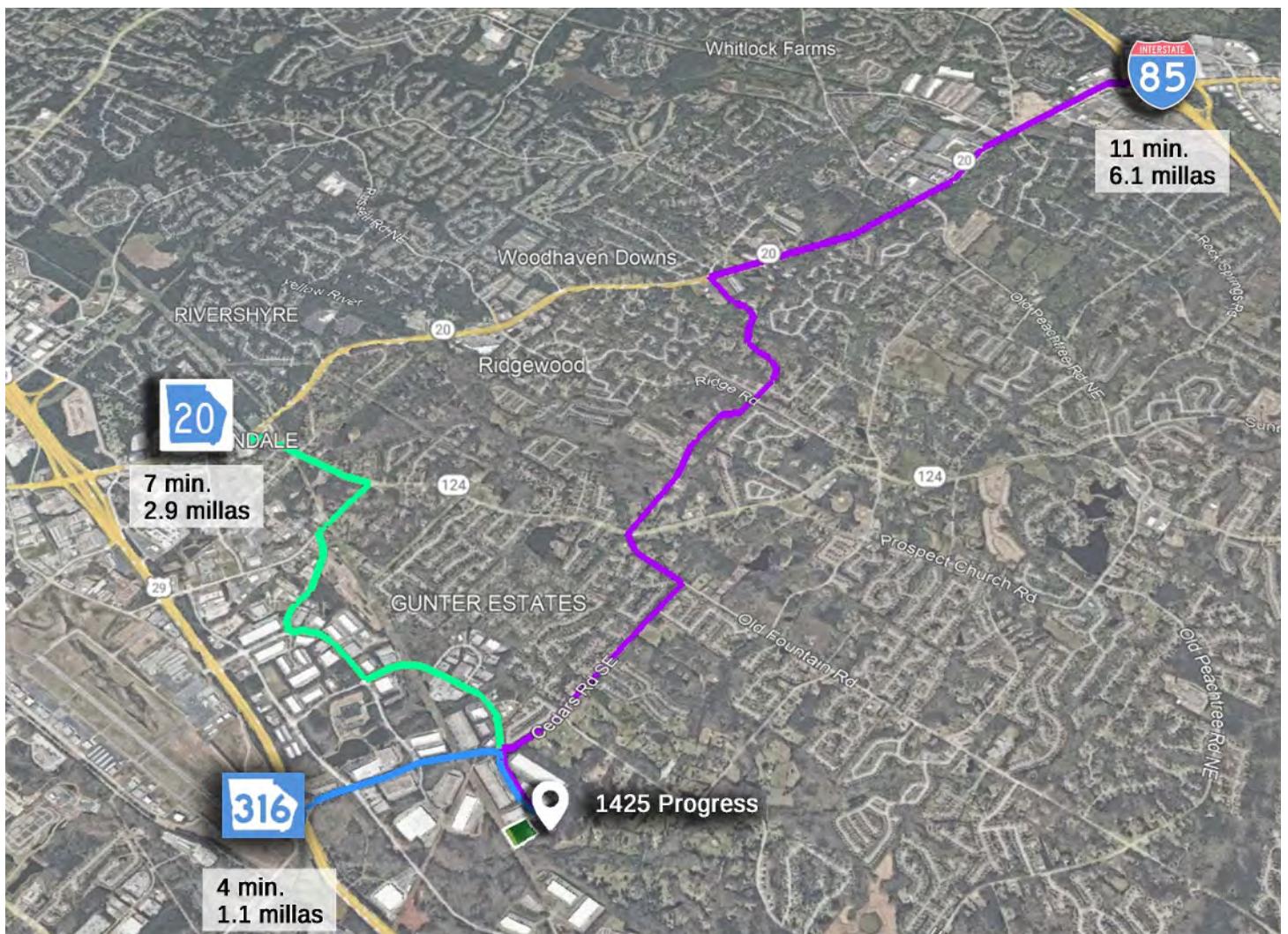
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LOCATION HIGHLIGHTS

Situated within Gwinnett Progress Center, this property benefits from being part of a master-planned industrial park in one of Georgia's fastest-growing counties. The site offers direct access to major transportation corridors, including I-85, GA-316, and GA-20 (Buford Drive), ensuring seamless connectivity for regional and interstate logistics. Its proximity to Ronald Reagan Parkway and Buford Drive enhances mobility, while being just minutes from Downtown Lawrenceville provides convenient access to dining, services, and civic amenities.

Additionally, the property is located near Gwinnett County Airport – Briscoe Field (LZU), supporting air logistics and corporate travel. The area is designated as part of the Innovation District Character Area, which promotes logistics, technology, and research-based uses.

Surrounded by established industrial users such as Valbruna Stainless, Smith+Nephew, and Foundation Technologies, the location offers a stable industrial ecosystem that strengthens operational efficiency and long-term growth potential. egic markets.

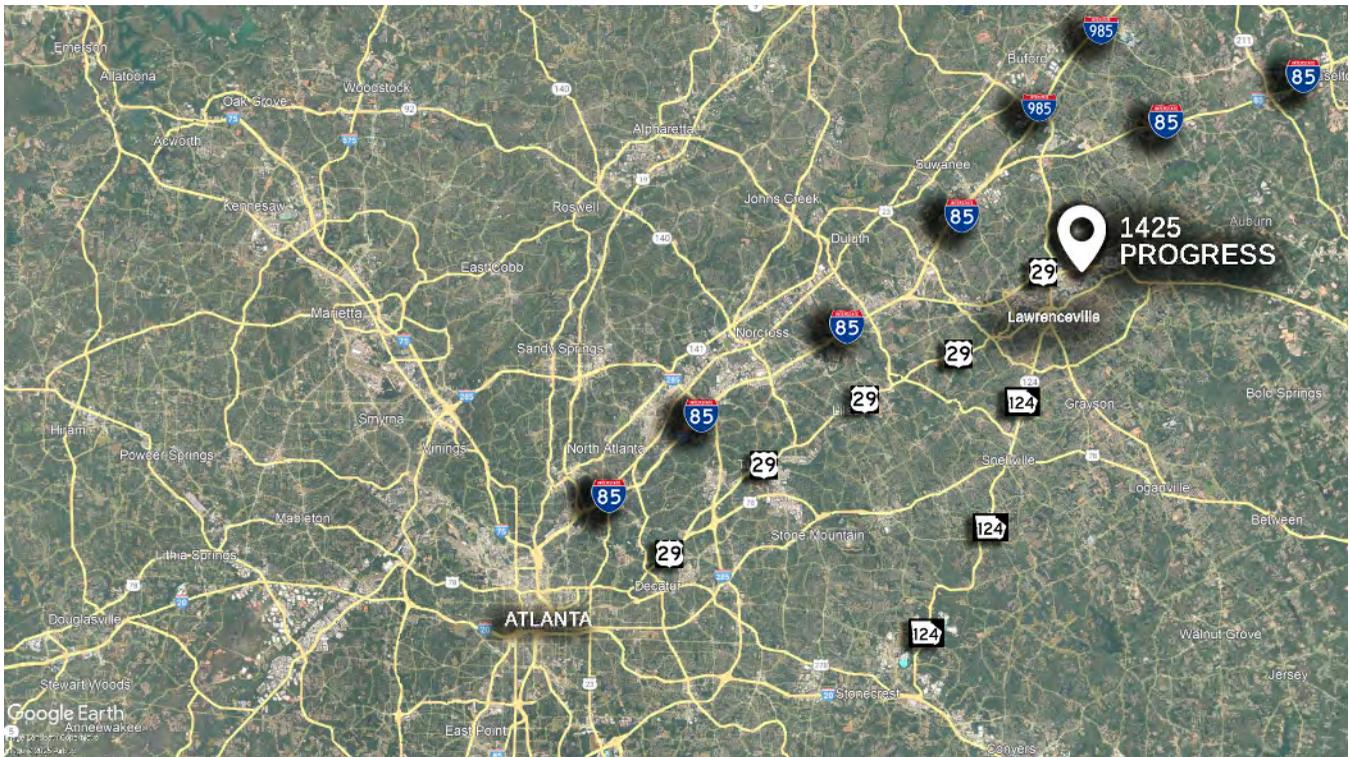


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