

# HOLCOMB BRIDGE BUSINESS CENTER



Suites Starting at  
\$3,150/Month



Industrial/Flex Buildings For Lease

## 2660 HOLCOMB BRIDGE RD, ROSWELL, GA 30076



# PROPERTY OVERVIEW & AVAILABILITY

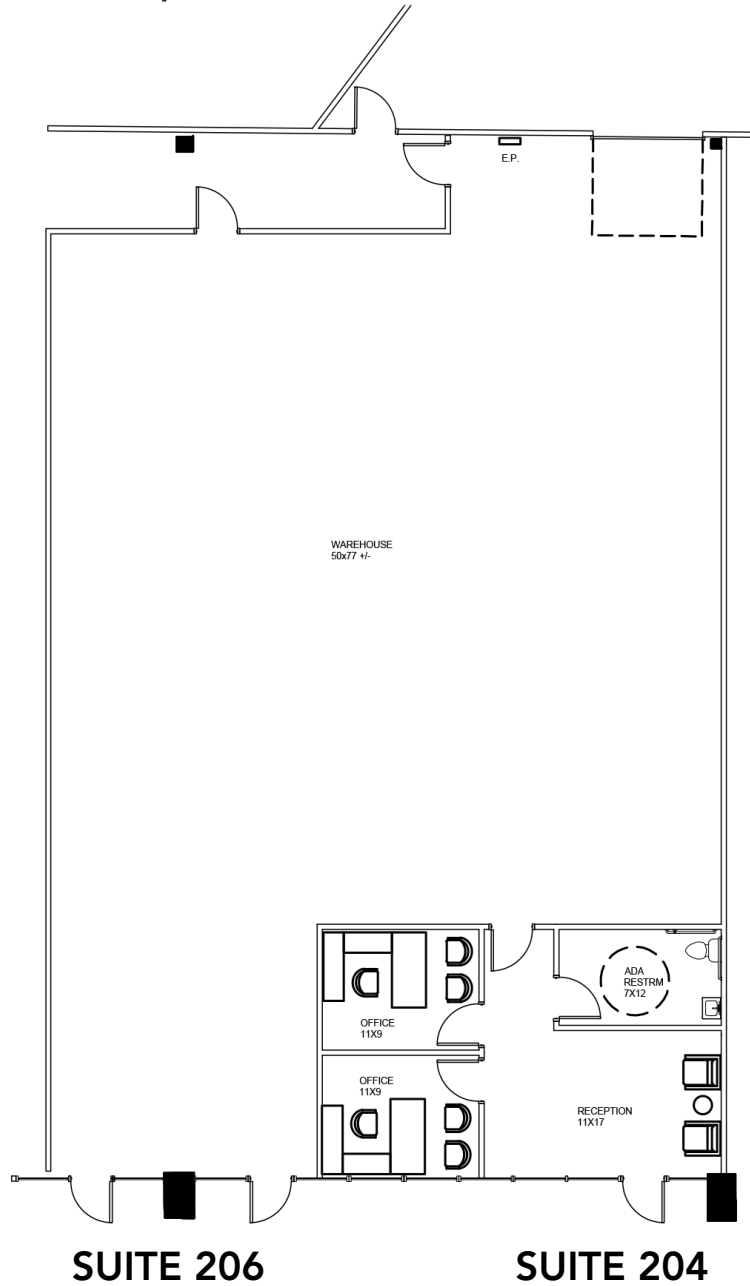
- Three Single Story Flex Warehouses
- Built 1986 | Renovated 2026
- Zoning OP - Office Park
- Ceiling Height: 14'
- Loading Dock or Drive-In
- Parking Ratio: 2.99 / 1,000 SF
- 3.5 Miles from GA-400
- Holcomb Bridge Road - 37,602 Vehicles per Day
- \$151,953 3-Mile Average Household Income



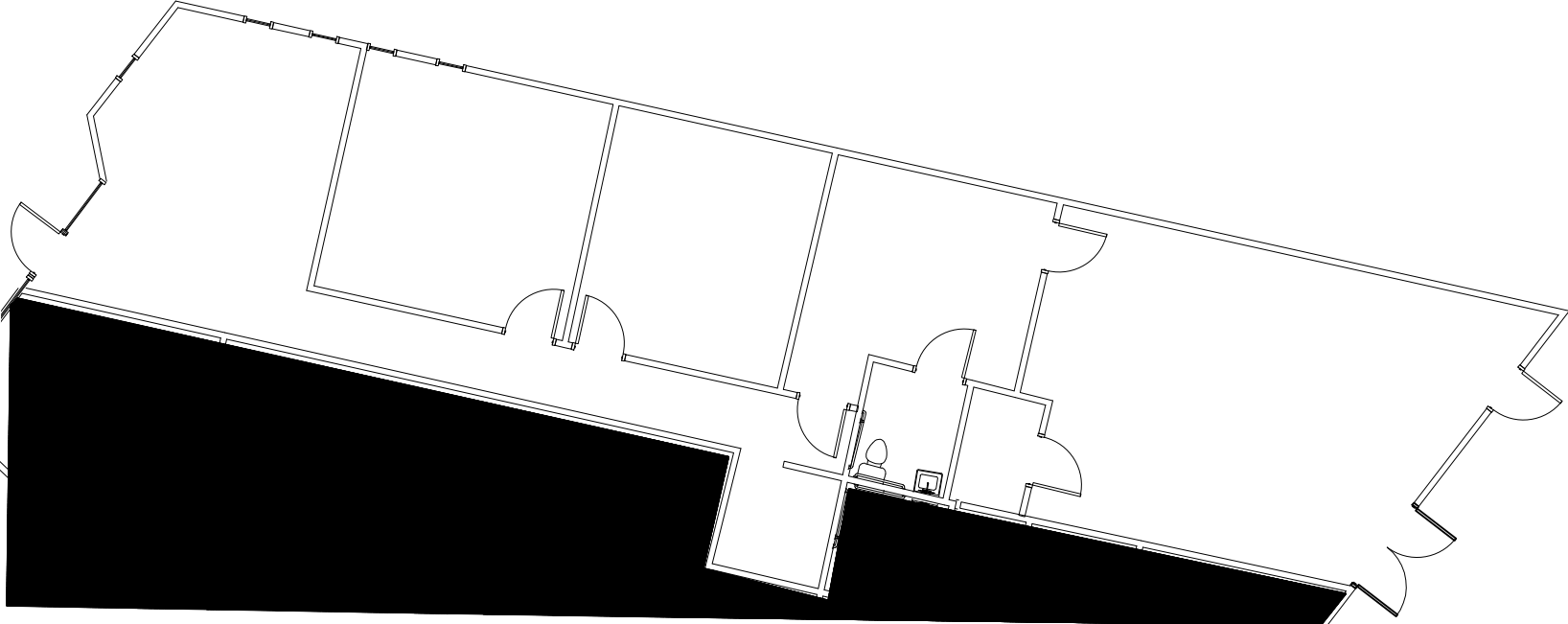
## AVAILABLE SPACES

SUITE	UNIT DESCRIPTION
<b>Suite 204 / 206</b>	3,874 SF   1 Dock High   85% Warehouse, 15% Office
<b>Suite 224</b>	1,760 SF   1 Double Door   15% Warehouse, 85% Office
<b>Suite 322</b>	1,954 SF   1 Drive In Door   70% Warehouse, 30% Office
<b>Suite 324</b>	1,710 SF   1 Drive In Door   65% Warehouse, 35% Office
<b>Suite 330</b>	4,467 SF   1 Drive In Door   85% Warehouse, 15% Office

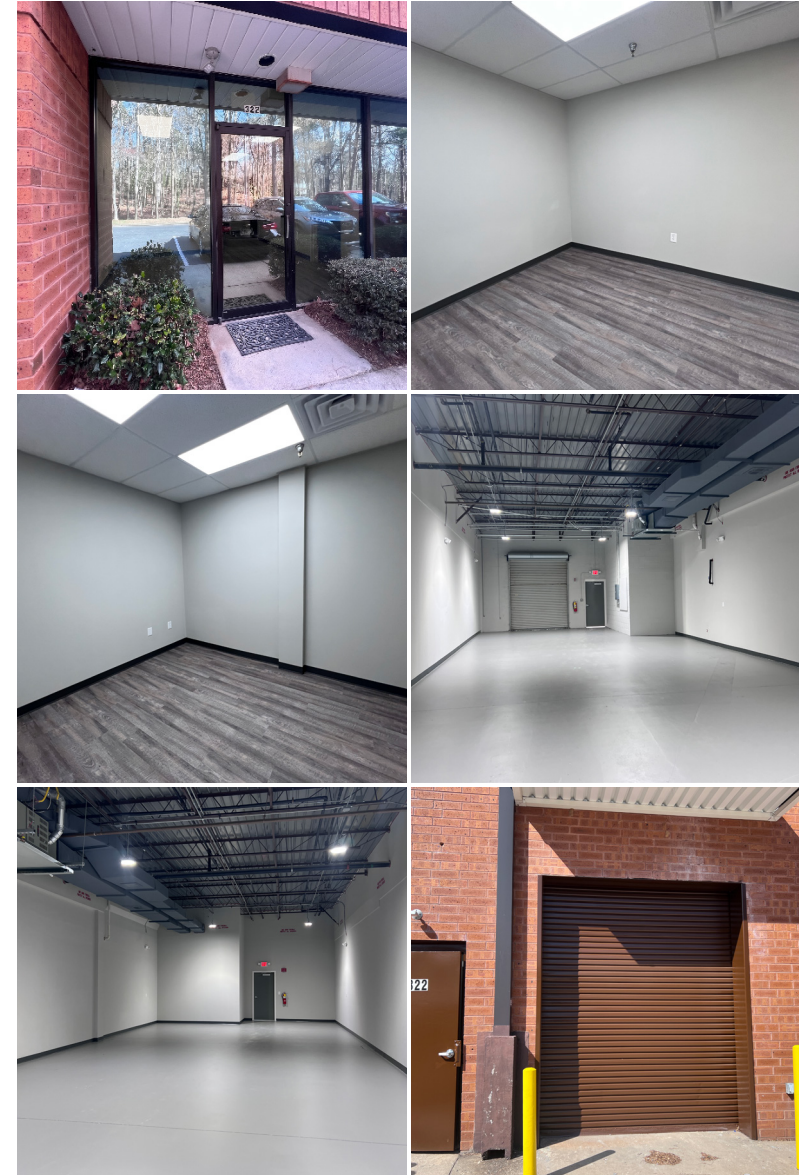
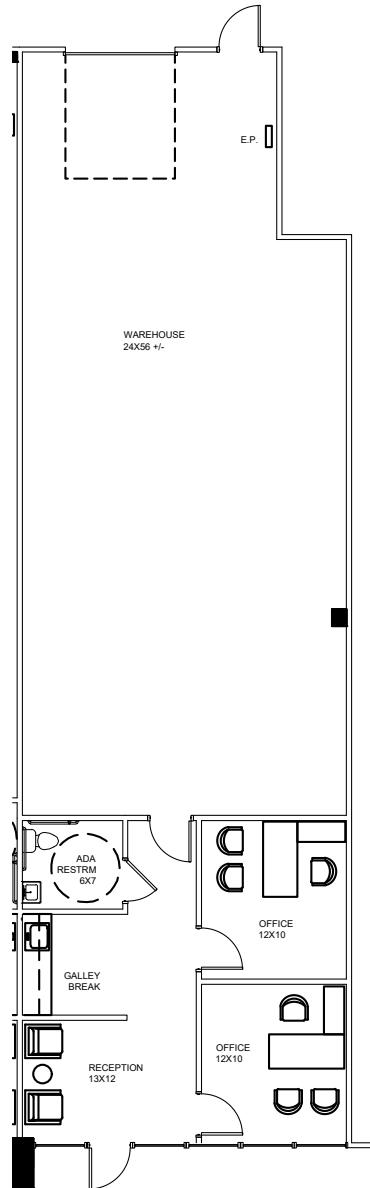
# SUITE 204 - 1,522 - 3,874 SF | 1 DOCK HIGH | 85% WAREHOUSE, 15% OFFICE



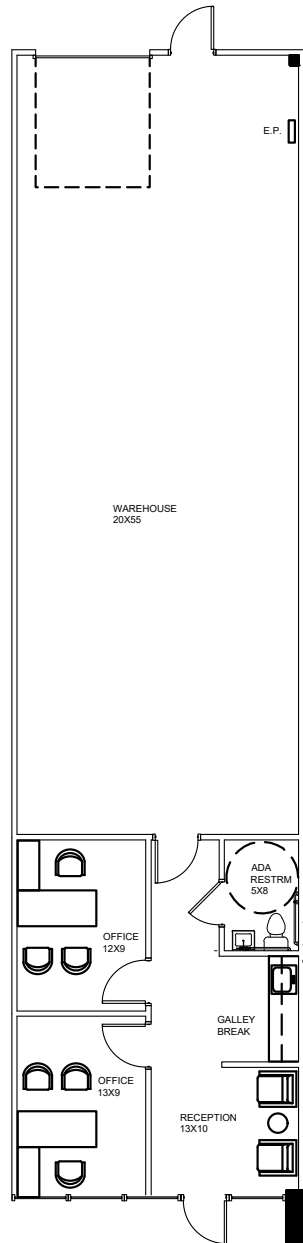
**SUITE 224 - 1,760 SF | 1 DOUBLE DOOR |**  
**15% WAREHOUSE, 85% OFFICE**



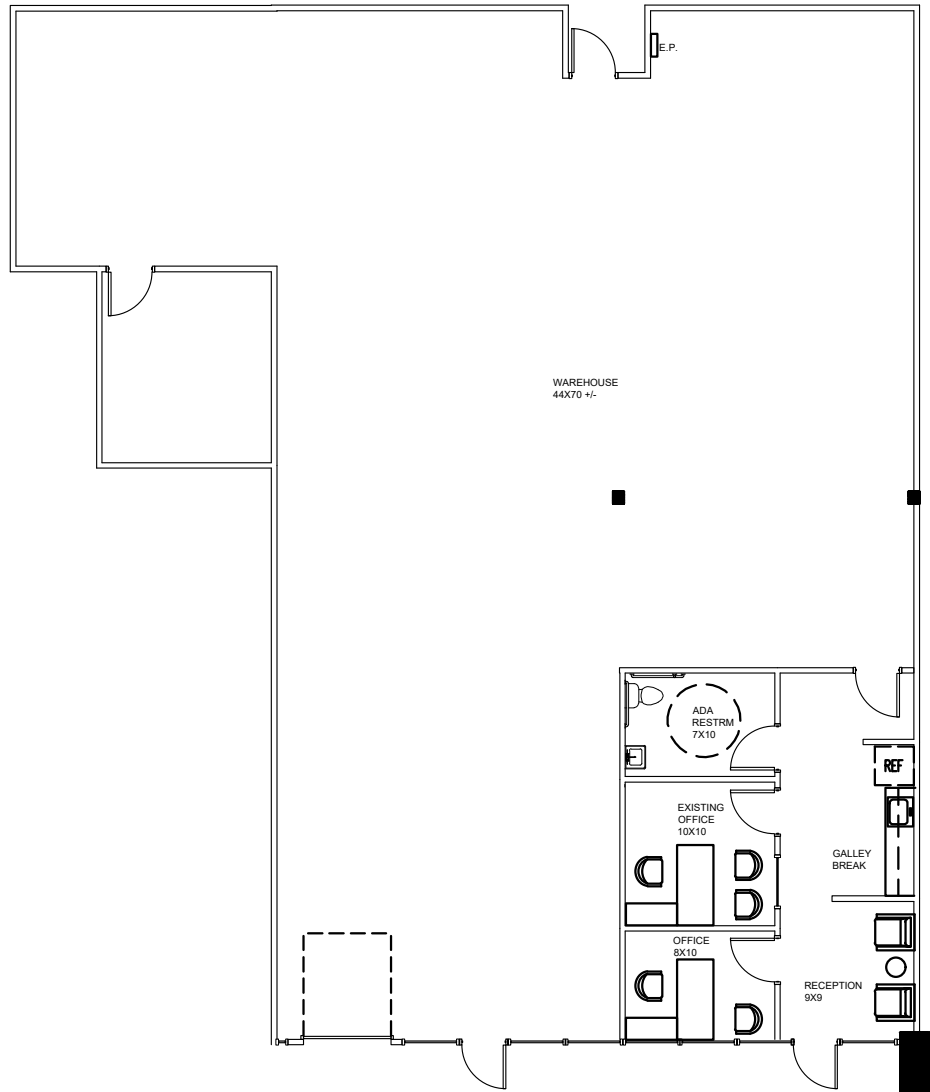
# SUITE 322 - 1,954 SF | 1 Drive In Door | 60% WAREHOUSE, 40% OFFICE



# SUITE 324 - 1,710 SF | 1 Drive In Door | 25% WAREHOUSE, 75% OFFICE



# SUITE 330 - 4,467 SF | 1 DRIVE IN DOOR | 85% WAREHOUSE, 15% OFFICE



SUITE 330



# LOCATION MAP

**THE TOWNES AT EAST VILLAGE**  
65+ RESIDENTIAL UNITS

**ECI DEVELOPMENT:**  
75,000 SF COMMERCIAL  
AND 400+ RESIDENTIAL  
UNIT DEVELOPMENT



3.5 MILES  
TO GA-400

**SUBJECT PROPERTY**

Holcomb Bridge Rd  
36,585 VPD

- Easy access to Metro Atlanta via GA-400
- Key Industrial and Commerce Hub for North Fulton
- 40 Minutes to Hartsfield Jackson International Airport
- Across from new mixed-use development by ECI Group
- \$151,953 3-Mile Average Household Income

EXCLUSIVELY LISTED BY:



**CADEN HERRING**  
Director  
404.769.3112  
caden@riseprop.com



**JOSH YAO**  
Director  
678.620.7102  
josh@riseprop.com