

FOR SALE OR LEASE

1695 BUFORD HWY

DULUTH, GA 30097



79,240 SF WAREHOUSE
ON 7.95 ACRES



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

- 79,240 SF Warehouse
- 7.95 Acre Lot
- Five (5) Dock-High (Oversized)
- Three (3) Drive-In (Oversized)
- 17' - 22' Clear Height
- 17,638 SF Covered Outside Storage
- Zoned M1 (Light Industrial)

LOCATION DETAILS

Fronts Buford Hwy

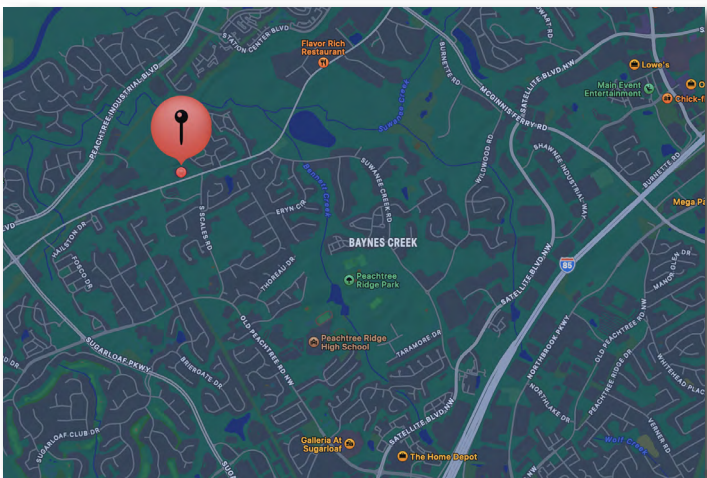
- 1.24 mi from Peachtree Industrial
- 3.95 mi from I-85
- 5.37 mi from I-985



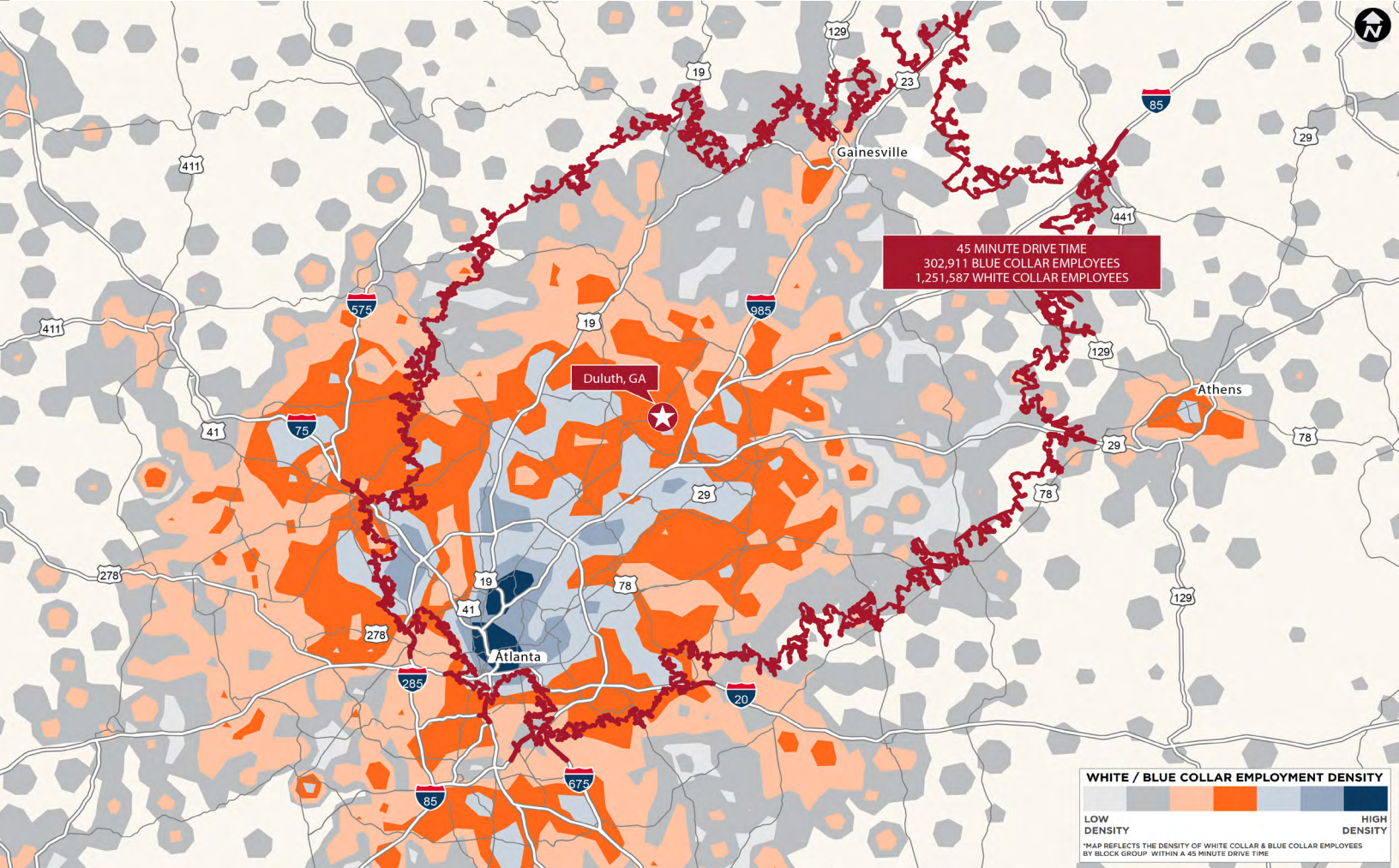
Storage: 17,638 SF



WAREHOUSE (INCLUDING EXTERIOR DOCK/OVERHANG)-73,108 SF
FIRST FLOOR TOTAL - 79,240 SF
BUILDING TOTAL - 81,837 SF



LABOR MAP



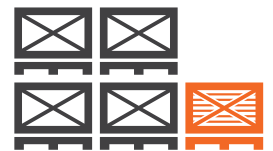
SINGLE TENANT BUILDING



FOR SALE



FOR LEASE



OUTSIDE STORAGE

FOR MORE INFORMATION, PLEASE CONTACT:

GILBERT VALDEZ, SIOR

Managing Director
Mobile +1 404 509 4482
Office +1 404 853 5207
gilbert.valdez@cushwake.com

CHASE WALKER

Senior Associate
Mobile +1 229 343 0933
Office +1 404 460 8670
chase.walker@cushwake.com

KELLY ANDERSON

Licensed Brokerage Specialist
Direct: +1 470 443 3505
Mobile: +1 404 863 1711
kelly.anderson1@cushwake.com

1180 Peachtree Street NE, Suite 3100
Atlanta, GA 30309
Main +1 404 875 1000
cushmanwakefield.com



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