

DULUTH PAVILLION

2975 BRECKINRIDGE BLVD, DULUTH, GA 30096

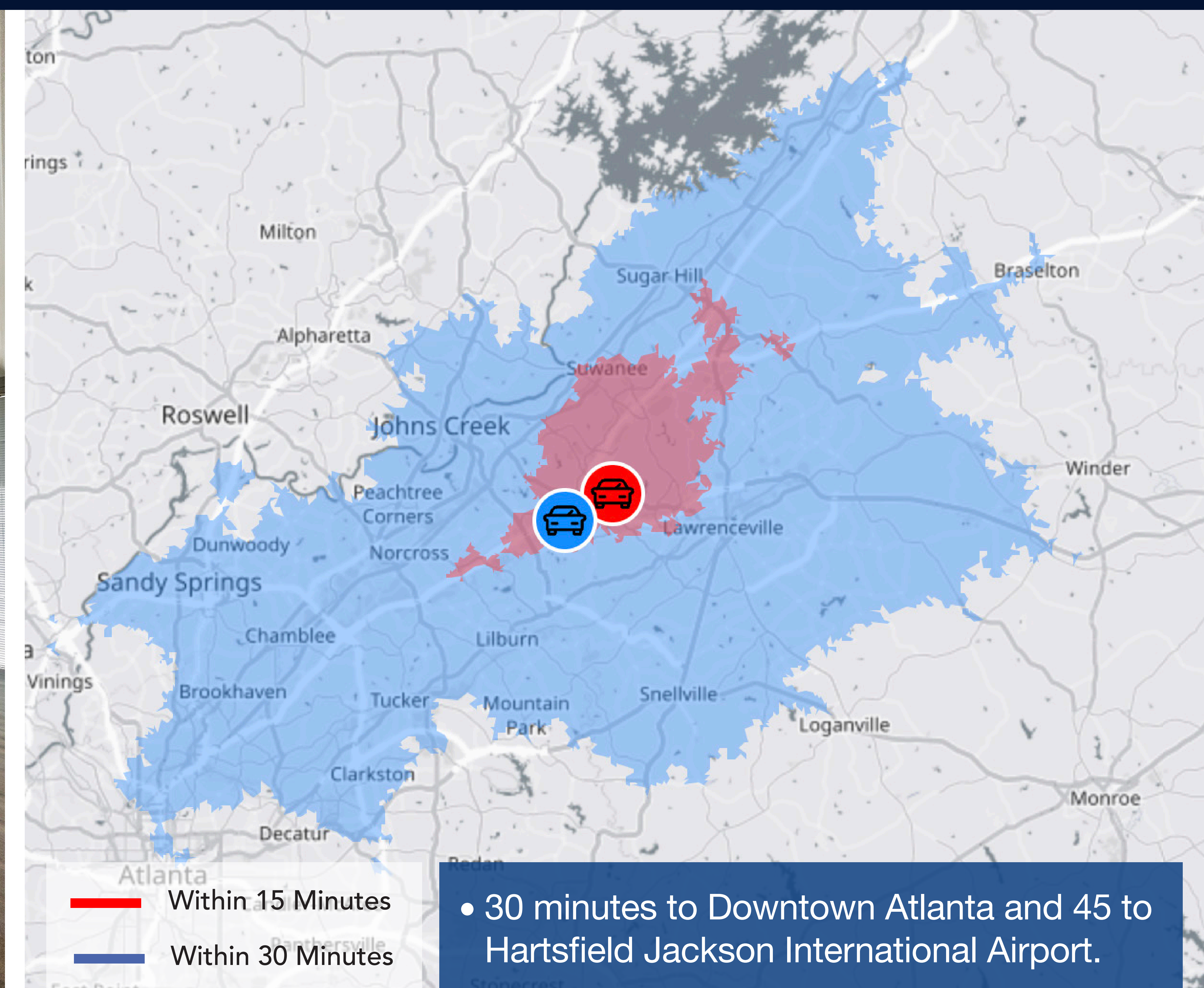


**Suites Starting at
\$3,100/Month**

Industrial/Flex Buildings For Lease

PROPERTY OVERVIEW

- Single story, multi tenant flex building
- Roll up door access for every suite
- Exterior entry for every suite
- Suites range from 2,000 SF -4,000
- Built in 1998 / Renovated 2023-24
- Drive in door - 9' x 10'
- Monument signage available
- 24 new flex suites to be completed Q2-Q3 2024
- New roof in 2022
- Visible from I-85 (235,00 VPD)
- Gwinnett County - Zoned M2 (Heavy Industrial)
- Ample Parking
- Growing, affluent suburban market Household Income
- Each suite is 75% warehouse, 25% office



**FOR MORE INFORMATION,
PLEASE CONTACT:**



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