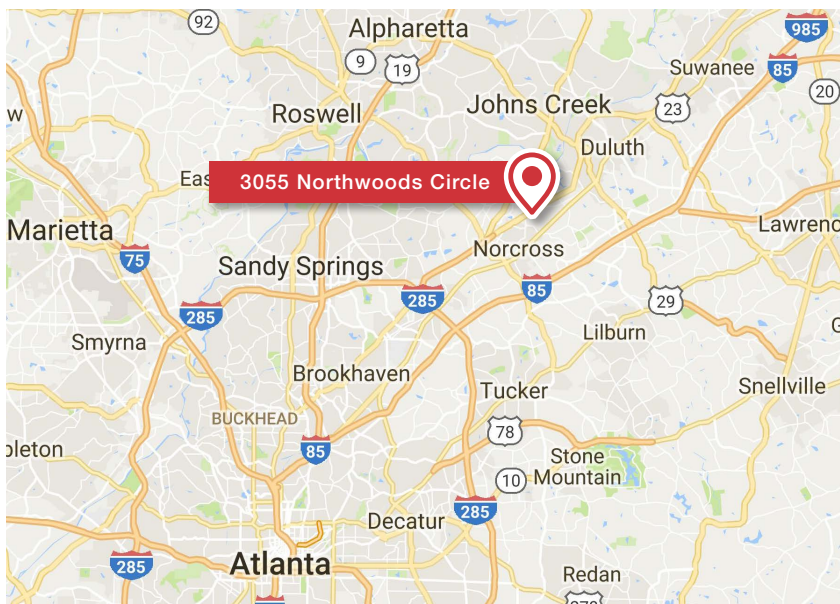




Northwoods Business Park

3055 Northwoods Circle
Peachtree Corners, GA 30071



PROPERTY HIGHLIGHTS

31,946 SF Freestanding Industrial
Building Available

Suite A: 10,912 SF

Suite B: 21,034 SF

Suites A/B: 31,946 SF

Rear Load Configuration

18' Clear Height

8 Dock-High Doors

Wet Sprinkler

1,200 Amps at 120/208 Volts

1,200 Amps at 277/480 Volts

61 Auto Parking Spaces

2.13 Acres

Technology Park Setting

LOCATION HIGHLIGHTS

Access to I-85

2.5 Miles North of Peachtree Industrial
Blvd & Hwy 141 Split

33 Miles to Hartsfield-Jackson Atlanta
Int'l Airport

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Garrison Price

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NORTHWOODS BUSINESS PARK

Loading 2 Docks (8'x10')

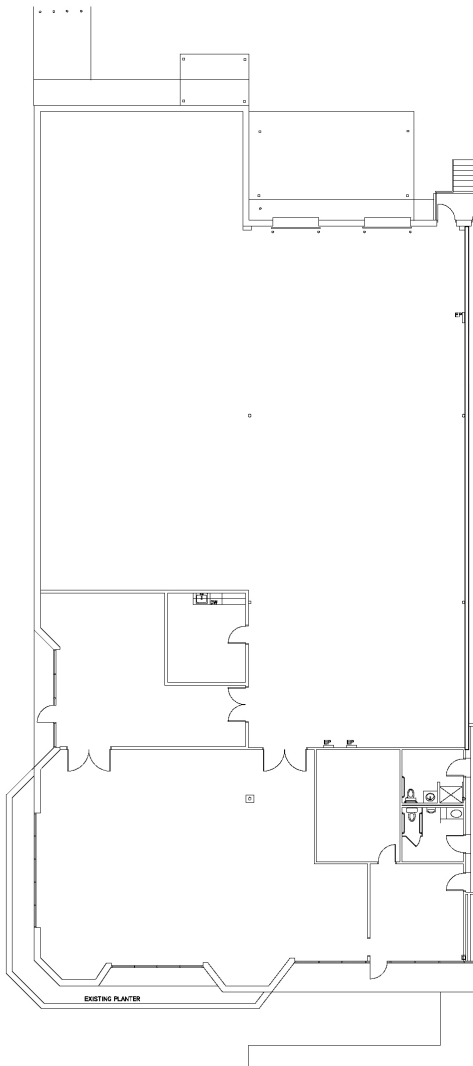
Power: 1,200a 120/208v

CURRENT FLOORPLAN

6,918 SF Warehouse (63%)

3,994 SF Office (37%)

10,912 SF Total

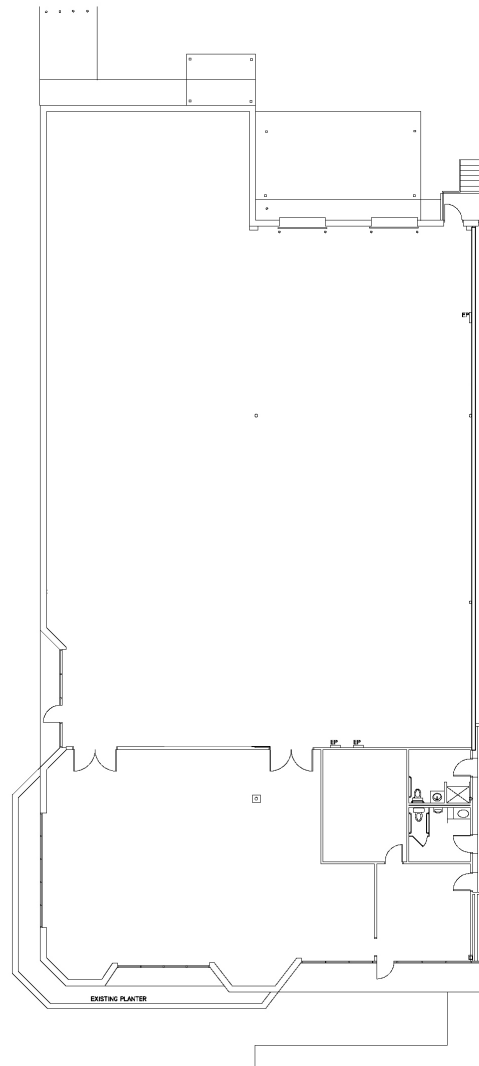


DEMO PLAN

7,952 SF Warehouse (73%)

2,960 SF Office (27%)

10,912 SF Total



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NORTHWOODS BUSINESS PARK

Loading 6 Docks (5 - 8'x10' / 1 - 10'x10')

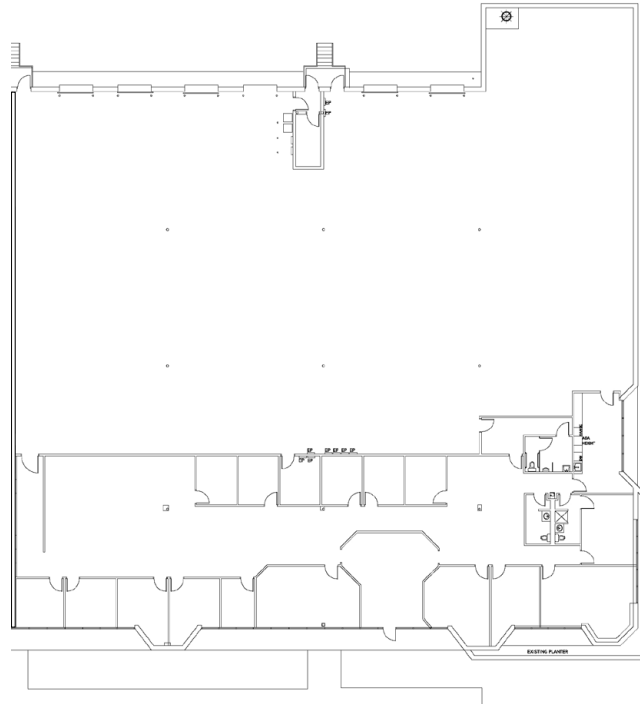
Power: 1,200a 277/480v

CURRENT FLOORPLAN

13,897 SF Warehouse (66%)

7,137 SF Office (34%)

21,034 SF Total

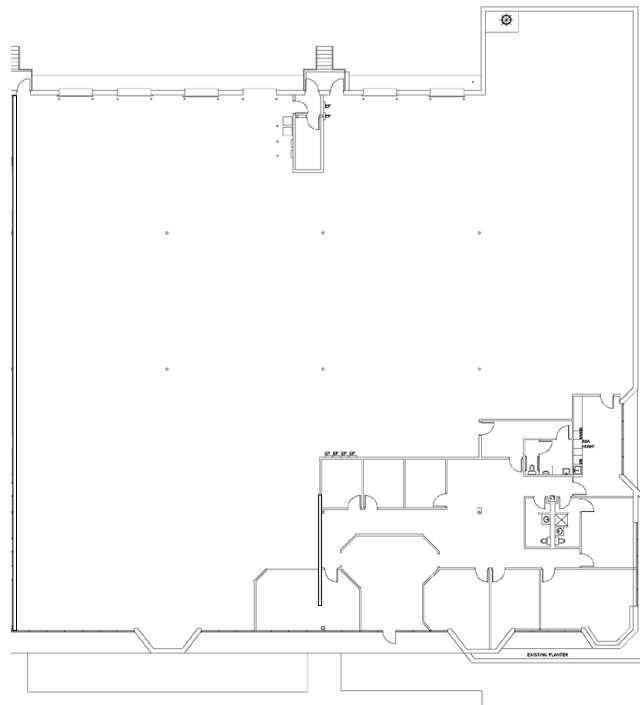


DEMO PLAN

17,068 SF Warehouse (81%)

3,966 SF Office (19%)

21,034 SF Total



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NORTHWOODS BUSINESS PARK

Loading 8 Docks (7 - 8'x10' / 1 - 10'x10')

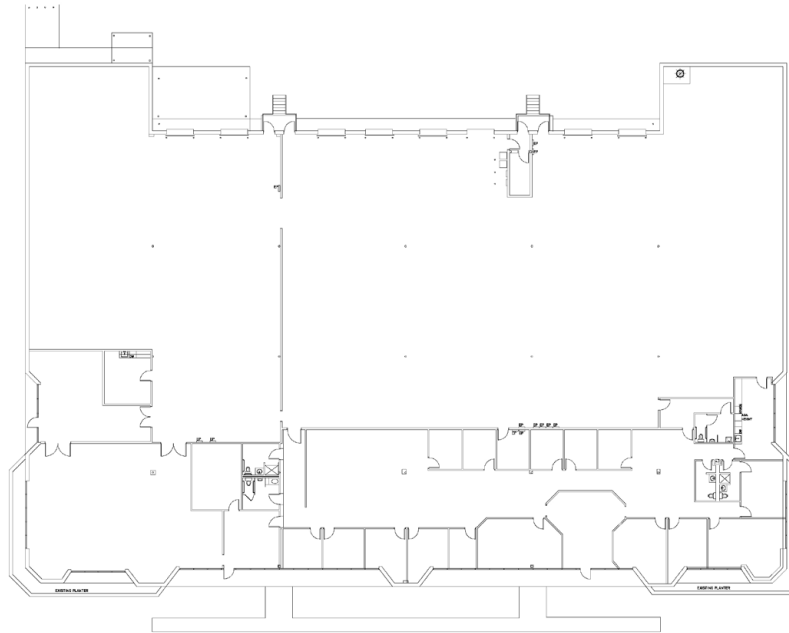
Power: 1,200a 120/208v; 1,200a 277/480v

CURRENT FLOORPLAN

20,815 SF Warehouse (65%)

11,131 SF Office (35%)

31,946 SF Total

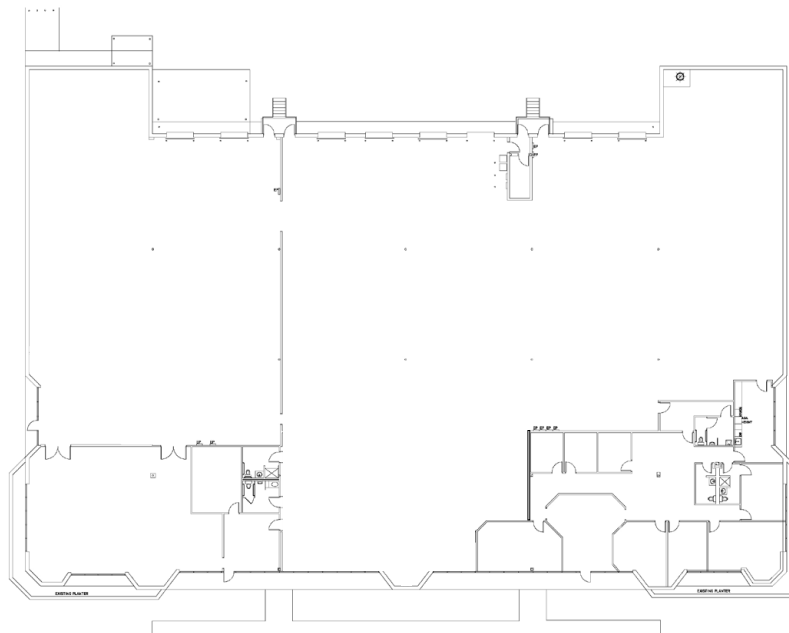


DEMO PLAN

25,020 SF Warehouse (78%)

6,926 SF Office (22%)

31,946 SF Total



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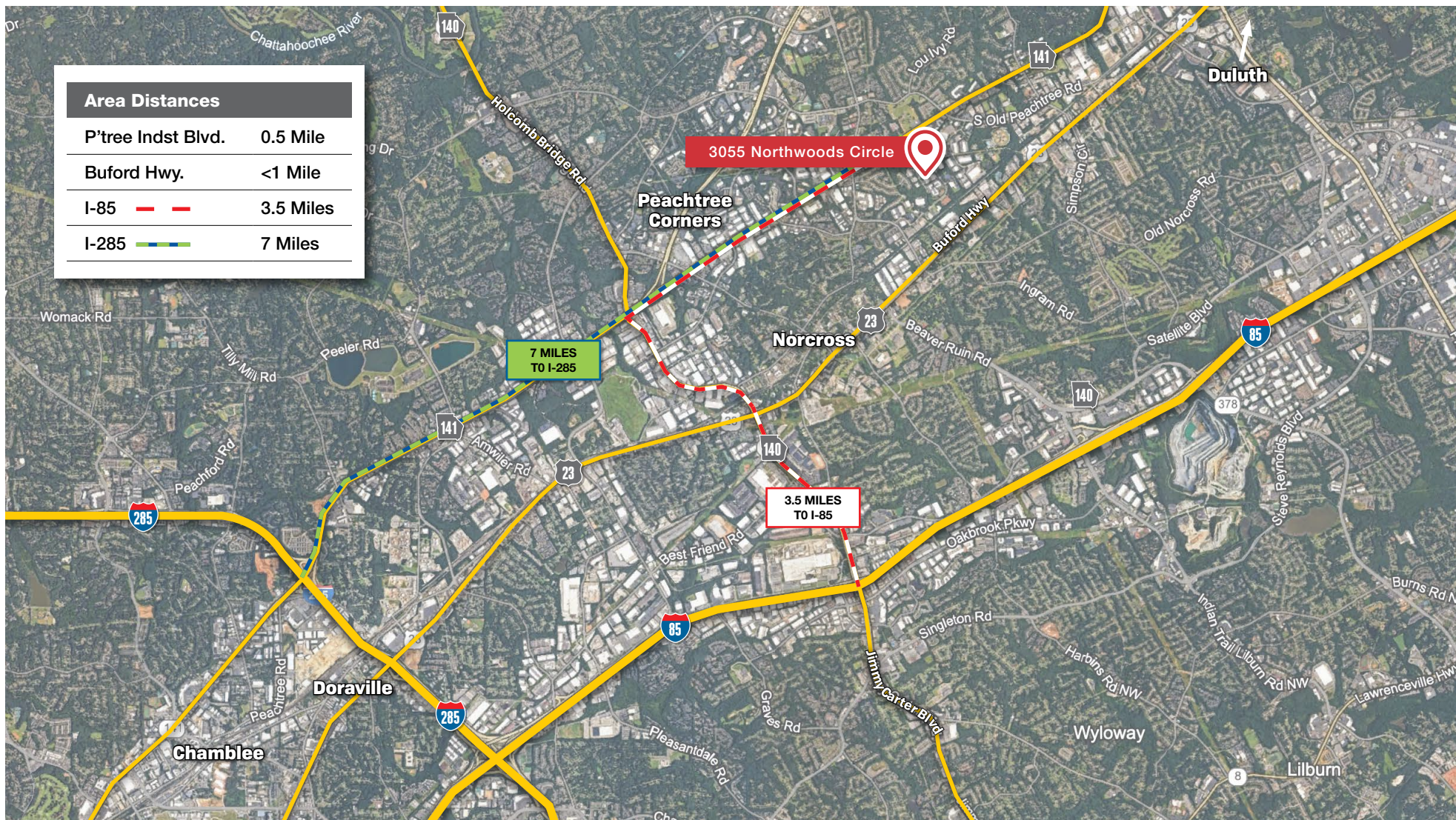
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