



39,000 SF AVAILABLE FOR LEASE

5.28 ACRES • FULLY PAVED • CLEAR SPAN • 36'-40' CLEAR


STREAM


STONEMONT

3200 N Berkeley Lake Rd NW

DULUTH, GA 30096



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■ AVAILABILITY HIGHLIGHTS

Address	3200 N Berkeley Lake Rd NW, Duluth, GA 30096
Total Building SF	+/- 39,000 SF
Warehouse SF	+/- 35,000 SF (Separate Office, Restrooms, Break Room, and Storage in Warehouse)
Office SF	+/- 4,000 SF
Acres	+/- 5.28 AC
Clear Height	Clear Span - 36'-40'
Cranes	Two, 15 Ton Cranes
Power	1200 amps
Zoning	M2 - Heavy Industrial
Drive Ins	3 (two 23'x16'; one 10'x13'6") - Expandable to 8
Dock Doors	1
Slab	14" Thick
Lighting	LED
Big Ass Fans	2



■ ACCESS MAP





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■ PHOTO GALLERY





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