

HAMILTON MILL BUSINESS CENTER

BUFORD
NORTHEAST ATLANTA/LAKE LANIER

4305 Hamilton Mill Road
Buford, GA 30518



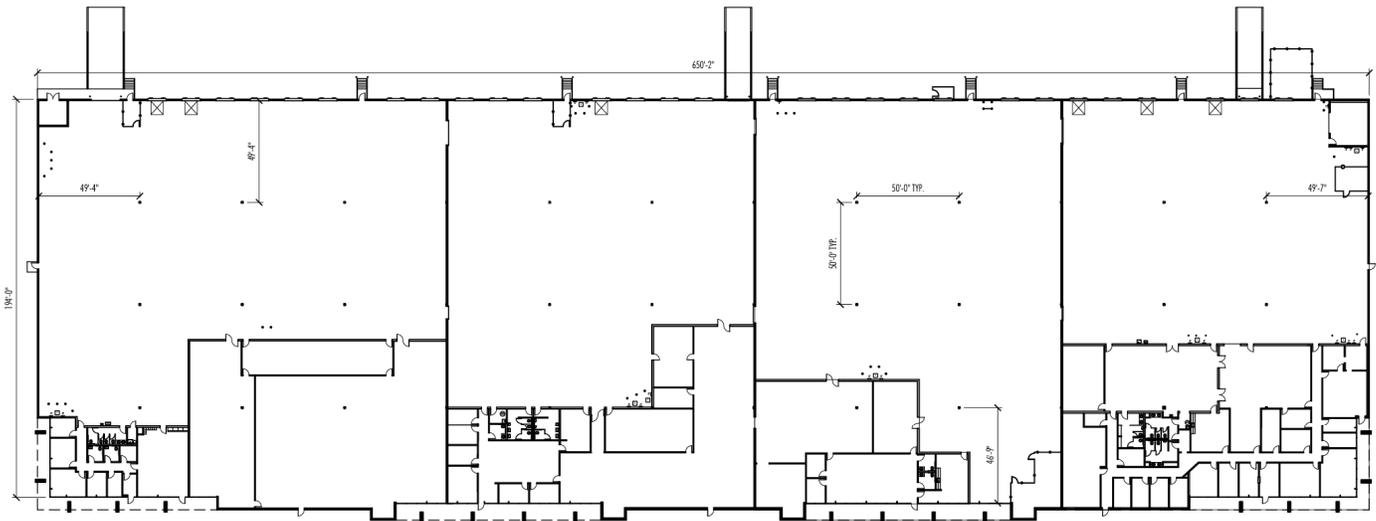
FOR LEASE

29,967 – 131,042 SF



LEASED BY **NAI**BrannenGoddard

CURRENT SUBDIVIDABLE PLAN



SUITE 100

Warehouse	27,294 SF
Office	12,815 SF
Total SF	40,109 SF
8 Docks, 2 Pit Levelers	
1 Drive-In	

SUITE 200

Warehouse	21,026 SF
Office	9,398 SF
Total SF	30,424 SF
7 Docks, 1 Pit Leveler	
1 Drive-In	

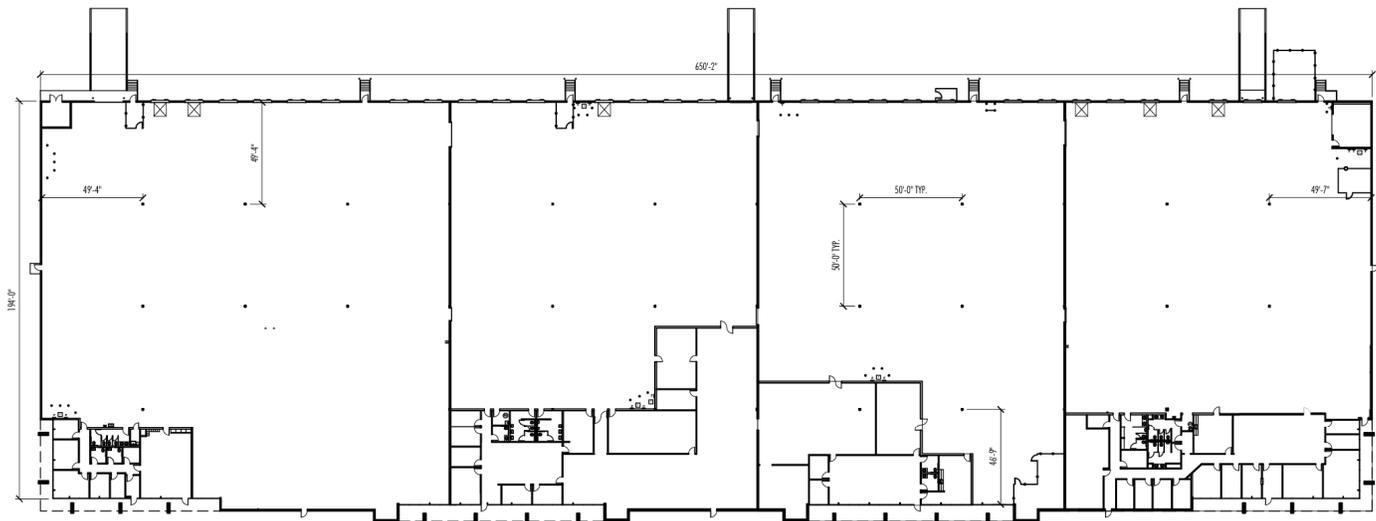
SUITE 300

Warehouse	24,912 SF
Office	5,630 SF
Total SF	30,542 SF
7 Docks	
0 Drive-Ins	

SUITE 400

Warehouse	18,525 SF
Office	11,442 SF
Total SF	29,967 SF
5 Docks, 3 Pit Levelers	
1 Drive-In	

POTENTIAL OFFICE DEMO PLAN



SUITE 100

Warehouse	37,669 SF
Office	2,440 SF
Total SF	40,109 SF
8 Docks, 2 Pit Levelers	
1 Drive-In	

SUITE 200

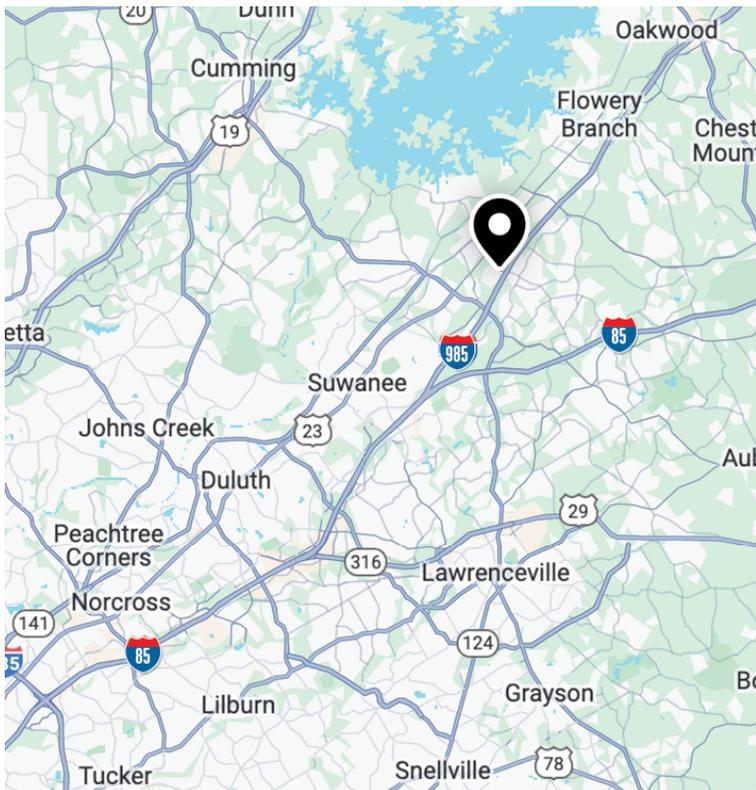
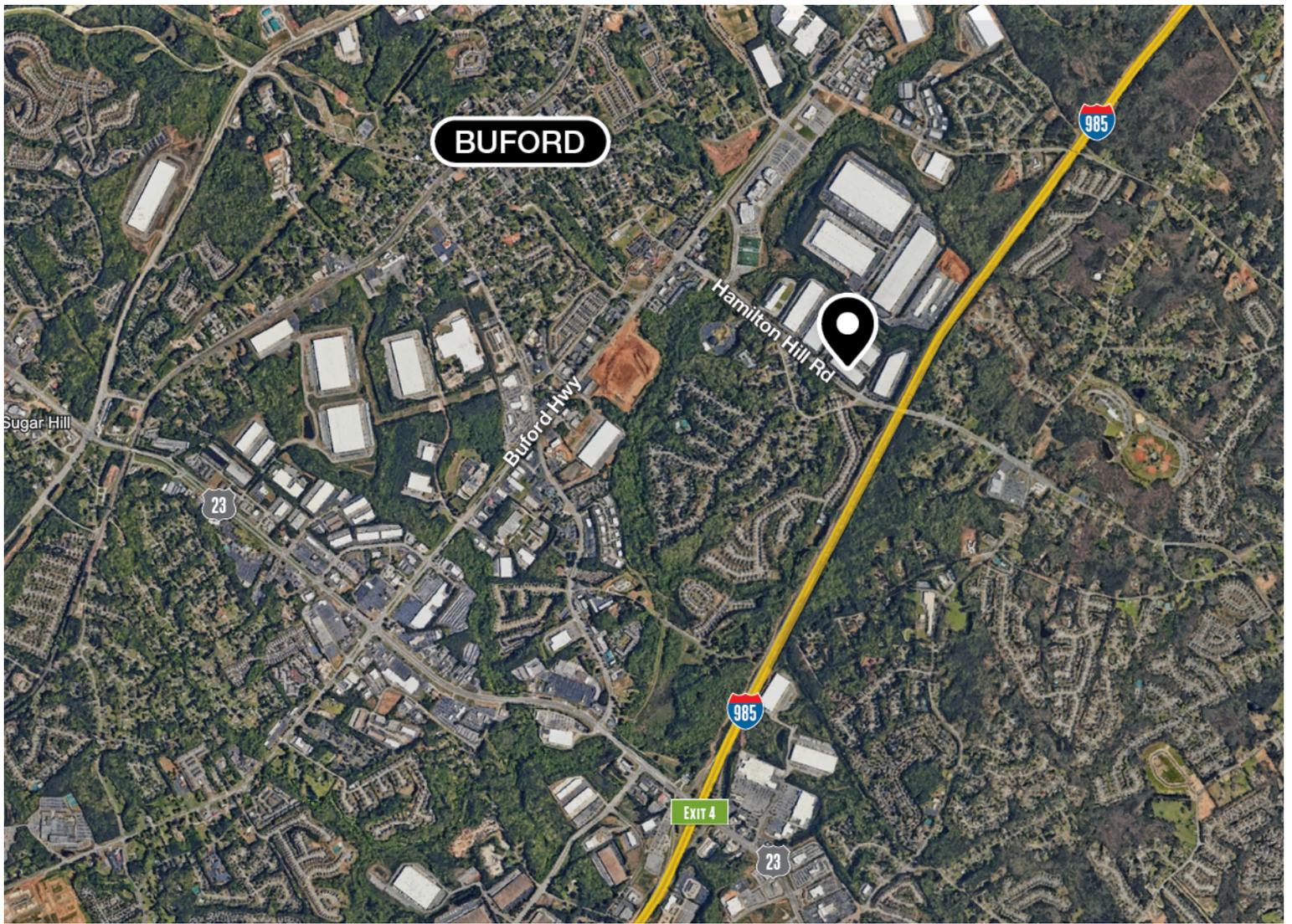
Warehouse	21,026 SF
Office	9,398 SF
Total SF	30,424 SF
7 Docks, 1 Pit Leveler	
1 Drive-In	

SUITE 300

Warehouse	24,912 SF
Office	5,630 SF
Total SF	30,542 SF
7 Docks	
0 Drive-Ins	

SUITE 400

Warehouse	23,547 SF
Office	6,420 SF
Total SF	29,967 SF
5 Docks, 3 Pit Levelers	
1 Drive-In	



PROPERTY HIGHLIGHTS

Building Size	131,042 SF
Available for Lease	29,967 – 131,042 SF
Total Office	±40,000 SF (Can be reduced)
Dock-High Doors	27
Drive-In Doors	3
Clear Ceiling Height	24' - 26'
Column Spacing	50' x 50'
Building Depth	194'
Sprinkler	ESFR
Auto Parking	1.58/1,000

CONTACT INFORMATION

4305 Hamilton Mill Road
Buford, GA 30518

Nathan Anderson

nanderson@naibg.com
(404) 812-4020

Charlie Adams

cadams@naibg.com
(404) 812-4037

Walker Adams

wadams@naibg.com
(404) 812-4066

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