

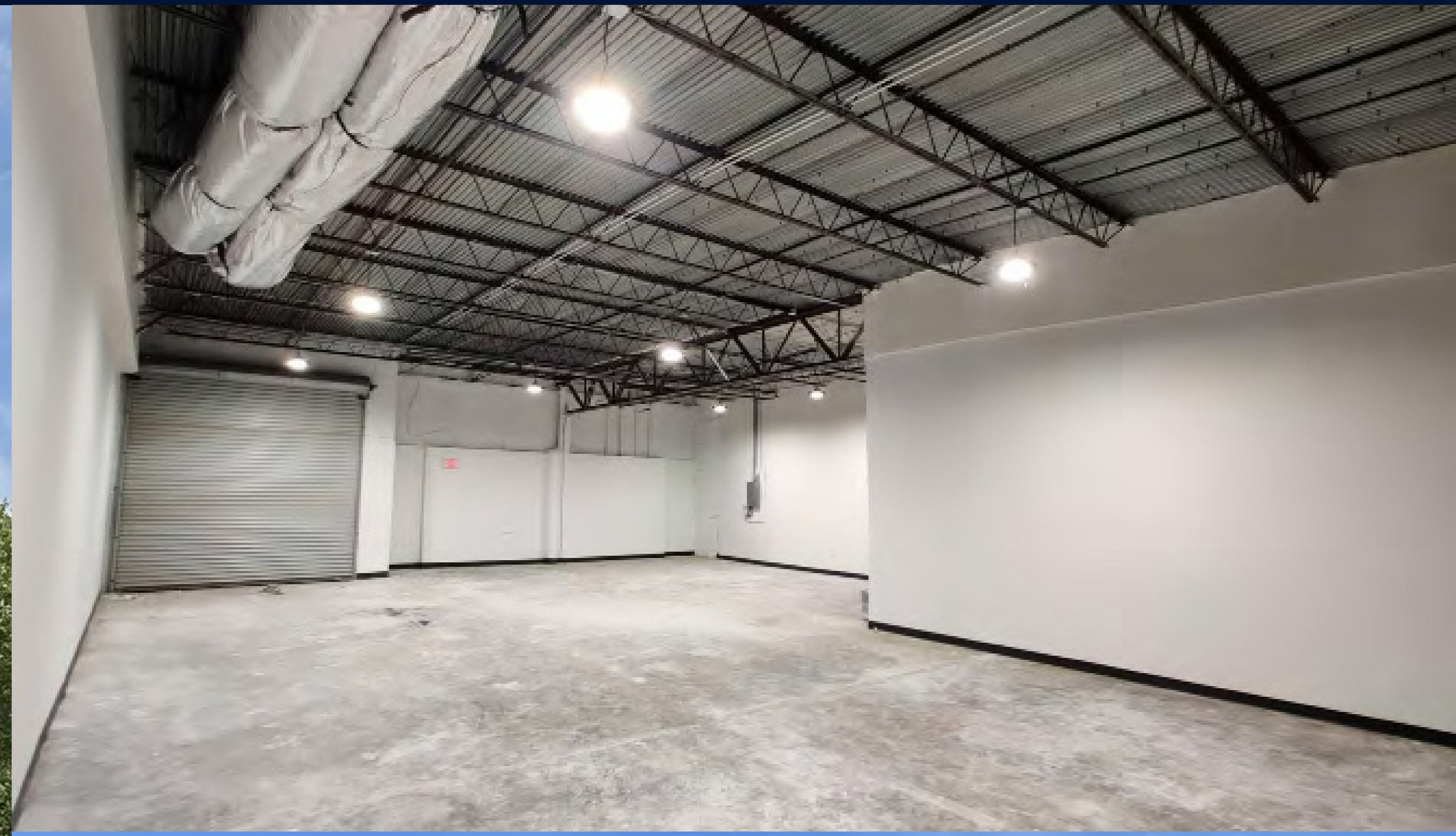
# 316 BUSINESS CENTER

1000 HURRICANE SHOALS RD, LAWRENCEVILLE, GA 30043

1,840 - 5,000 SF OF FLEX AND OFFICE AVAILABLE FOR LEASE



Suites Starting at \$3,082/Month



Flex/Warehouse For Lease

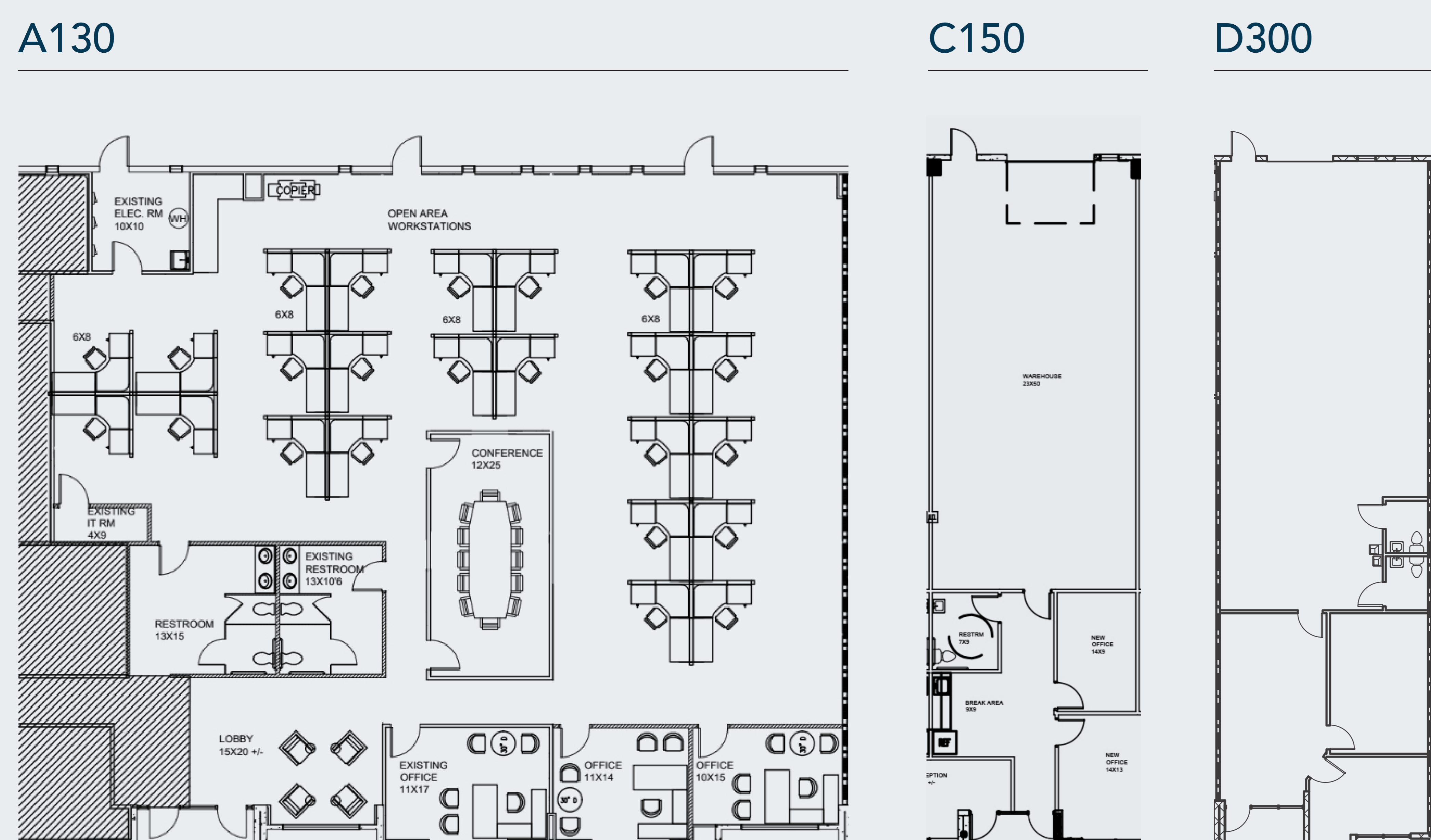
## PROPERTY OVERVIEW

- Four Flex/Office buildings off Hwy 316
- Each suite has office, warehouse, and drive in door
- 300 parking spaces
- 15' clear height
- Renovated 2023
- Zoning - M1 (Light Industrial)

## AVAILABLE SPACES

SUITE	UNIT DESCRIPTION
A130	5,000 SF   0 Drive in doors   100% office » Potential subdivide would consist of two 2,500 SF flex suites, or one 2,500 SF flex suite and one 2,500 SF office suite
C150	1,840 SF   1 Drive in door   20% office / 80% warehouse
D300	2,130 SF   1 Drive in door   20% office / 80% warehouse

## FLOORPLANS



A130 Spec Flex Floorplans Available upon request



FOR MORE INFORMATION,  
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