

FOR LEASE

AVAILABLE 6/1/2026

4151 Industrial Park Drive NW

NORCROSS, GA 30071

42,300 SF | 2.1 AC OF HEAVY INDUSTRIAL, PAVED OUTSIDE STORAGE



FOR MORE
INFORMATION:

MENDY RUDER
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Property Highlights

Location Highlights

Property Specifications

Property Summary

ZONING

- M-2 Heavy Industrial (City of Duluth)

BUILDING SIZE

42,300 SF floorplate

40,800 SF Warehouse

- Two (2) 75' wide bays
- 2,312 SF Office Space
- 821 SF second story mezzanine

OUTSIDE STORAGE

2.1 usable acres

- Fenced, gated, lit
- Heavy duty asphalt paved

POWER

600-ampere

208Y/120-volt

Three-phase

Four-wire service

CEILING HEIGHT

- 19' clear height

SPRINKLER

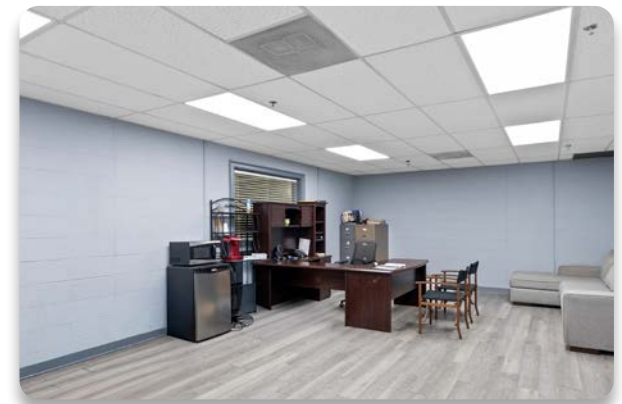
- Wet system (includes dock overhang)

LOADING

- One (1) 20' x 14' Grade Level Door
- Twelve (12) Dock High
- One (1) Ramped Van High Door



Two Points of
Ingress & Egress



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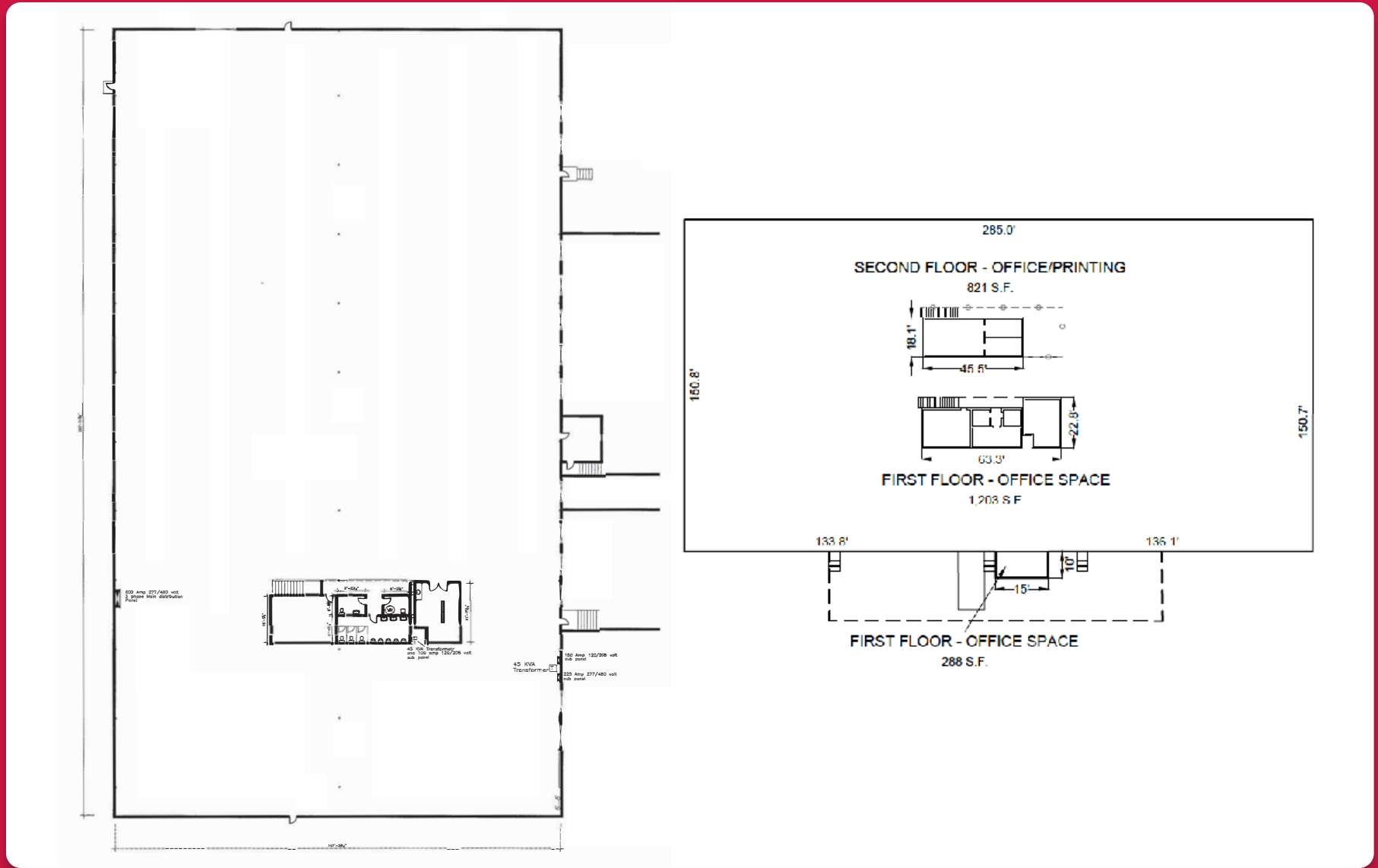
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Floor Plans

- Property Summary
- Property Specifications
- Location Highlights

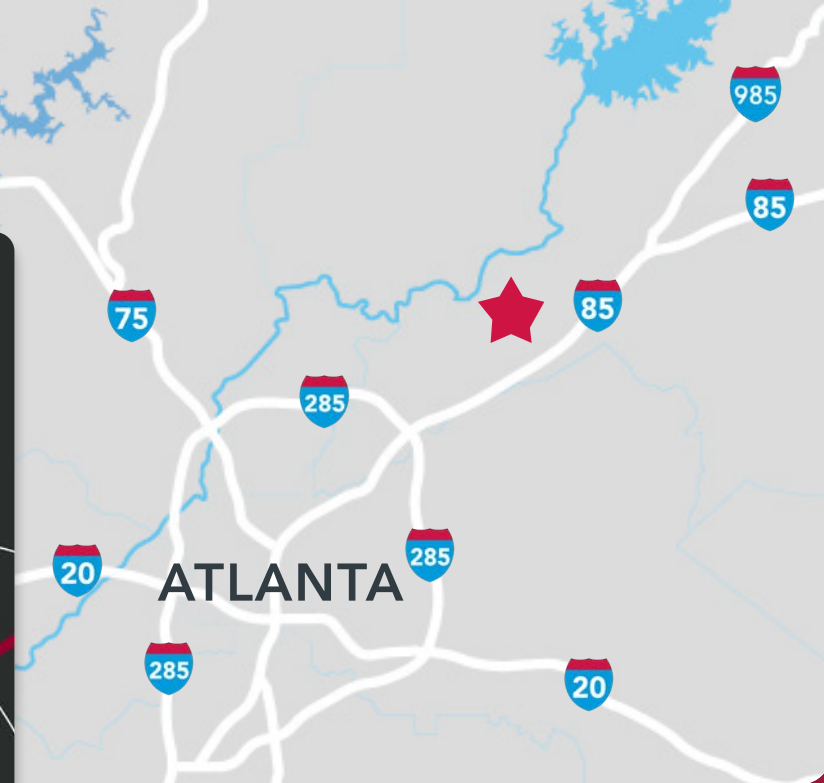
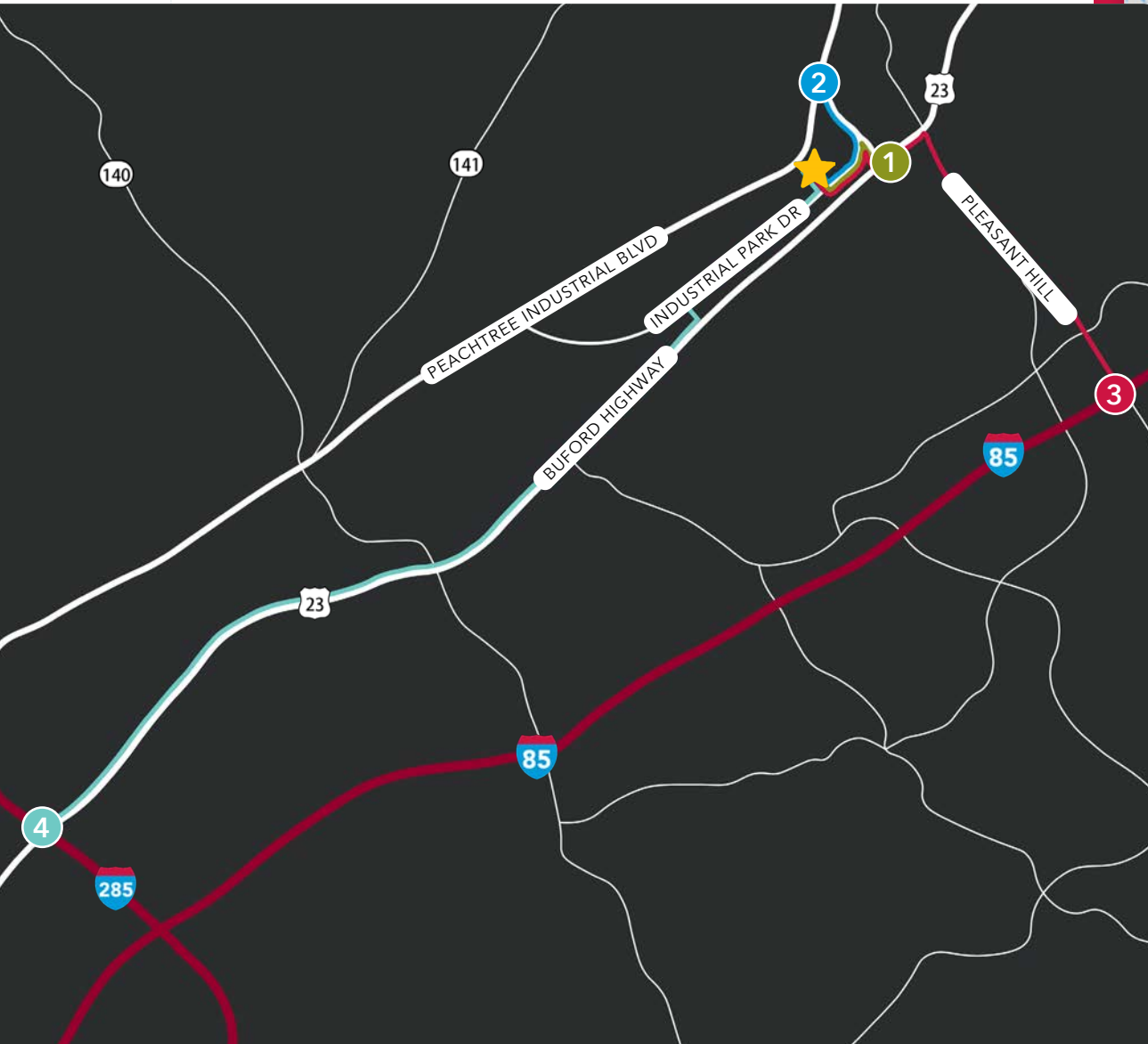


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Key Distances

-  SUBJECT SITE
-  Buford Highway | 0.6 mi
-  Peachtree Industrial Blvd | 1.6 mi
-  Interstate 85 | Via Pleasant Hill | 4.2 mi
-  Interstate 285 | Via Buford Hwy | 8.0 mi
-  ATL Int'L Airport | 35 mi



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