

INDUSTRIAL BUILDING FOR LEASE



BERKELEY GWINNETT BUSINESS PARK

2855 N BERKELEY LAKE RD
DULUTH, GA 30096



EMMA JACKSON
LEASING EXECUTIVE

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2855 N BERKELEY LAKE RD

RATE INFO & PROPERTY HIGHLIGHTS

Approx Total SF	Approx Office SF	Base Rent/SF	Base Rent/Mon	CAM/SF	CAM/Mon.	Water Mon	Taxes & Ins/Mon	Clear Height	Power	Sprinkler	DH	DI	Column Spacing	Avail
119,900	7,780	\$7.50	\$74,938	\$1.00	\$9,992	Tenant pays	\$12,590	24'	3000 amp, 480/277 volt	ESFR	21	2	40 x 44	Now

Fenced outside storage

Truck Court 110'

Parking: 96 spaces

Roof age: 2024

3625 Cumberland Blvd SE Suite250
 Atlanta, GA30339
 770.916.1775

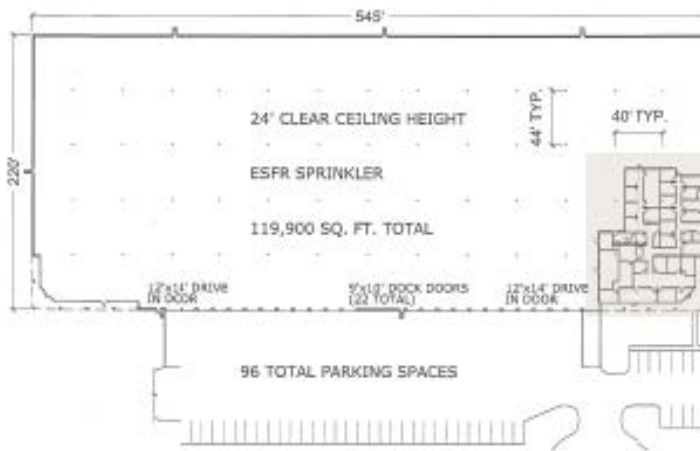
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FLOOR PLAN

LOCATION MAP



FLOOR PLAN



OFFICE PLAN



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