

316 INDUSTRIAL PARK



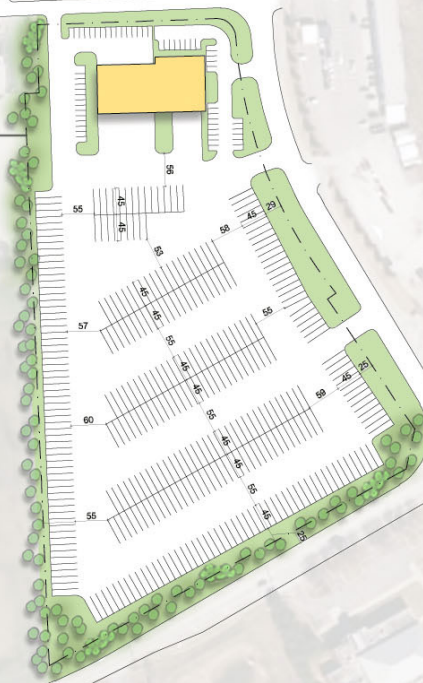
540 HOSEA ROAD | LAWRENCEVILLE, GA 30046

MENDY RUDER
mruder@lee-associates.com
404.442.2810

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

540 HOSEA ROAD

LOT 4
10.80 A.C.



U S AUTO SALES BLVD

LOT 4 SITE PLAN | 540 HOSEA ROAD | LAWRENCEVILLE, GA 30046

[CLICK FOR ADDITIONAL PARK PROPERTIES](#)

HOSEA
LAWRENCEVILLE

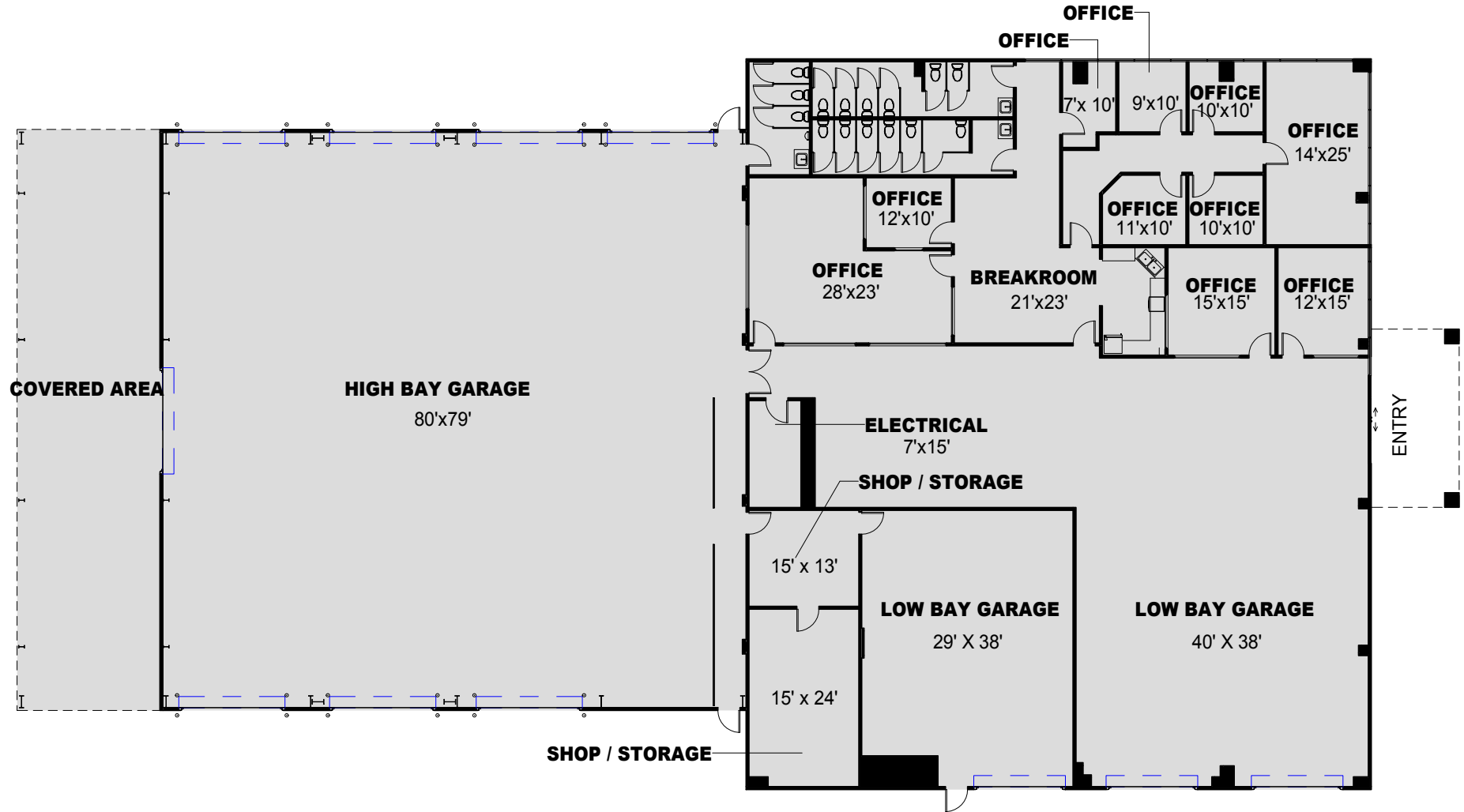
PROPERTY SPECS

- ±10.80 Improved AC
- ±14,858 SF (total building)
 - ±11,337 SF (warehouse / shop)
 - ±3,521 SF (office)
- 21.5' - 25' Clear Height

PROPERTY HIGHLIGHTS

- Zoned: Light Manufacturing (LM) | *City of Lawrenceville*
- Outdoor Storage Permitted
- Covered Outdoor Storage
- 9 Private Offices & Dedicated Breakroom
- 8 Oversized Drive Ins (14' W x 16' H)
- 3 Grade Level Drive-In Doors (12' W x 8' H)
- 3 Pass-Through Bays

540 HOSEA ROAD



LOT 4 FLOORPLAN | 540 HOSEA ROAD | LAWRENCEVILLE, GA 30046



LOGISTICS



PARCEL HUBS

FedEx Ship Center
(16.9 Miles)

UPS Customer Center
(18.7 Miles)



AIRPORTS

Gwinnett County Airport
(1.5 Miles)

Hartsfield-Jackson Int'l ATL Airport
(42.5 Miles)



INTERSTATES

Interstate 85
(1.6 Miles)

Interstate 285
(18 Miles)



PORTS

Savannah Port Terminal
(279 Miles)

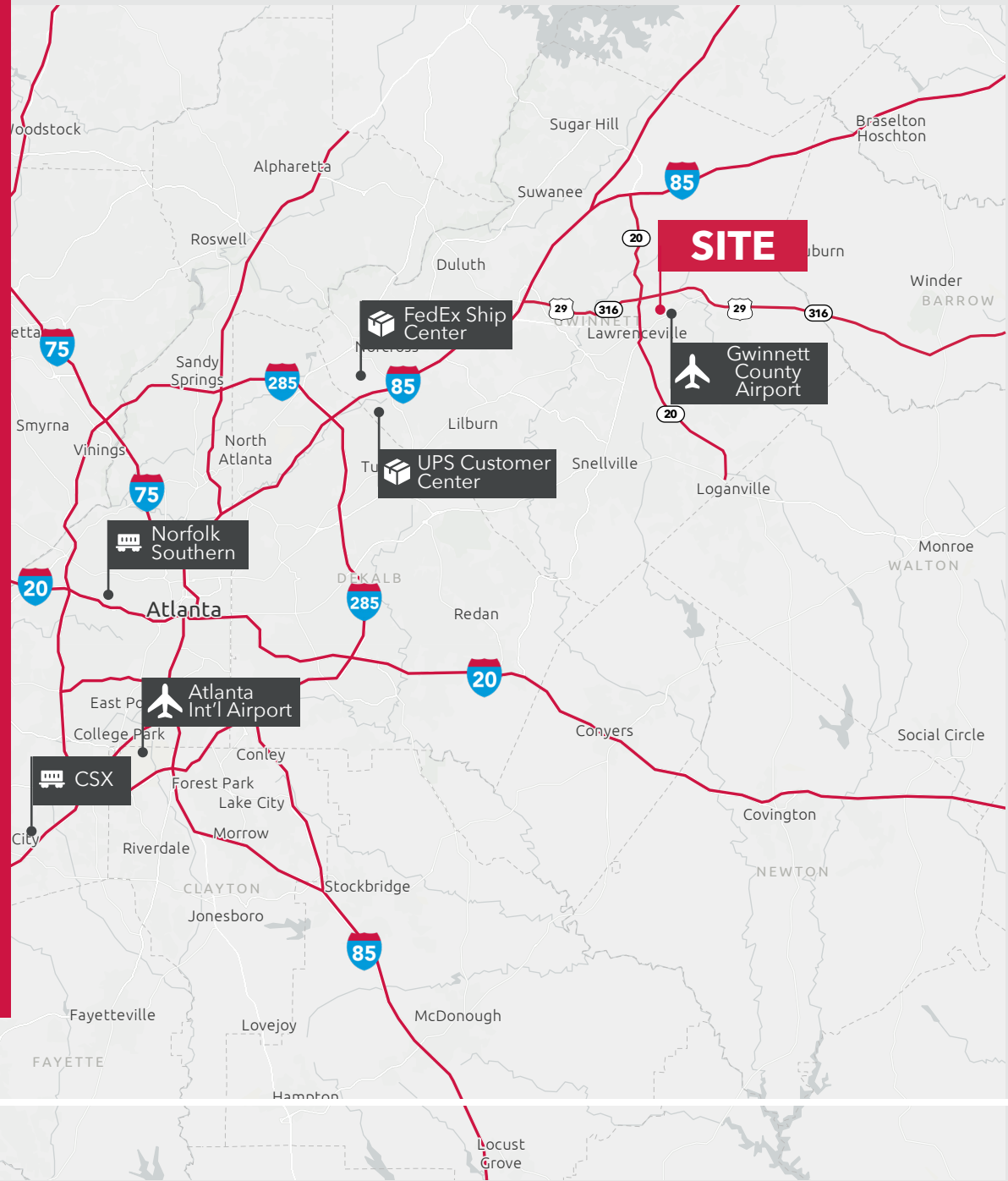
Port of Charleston
(328 Miles)



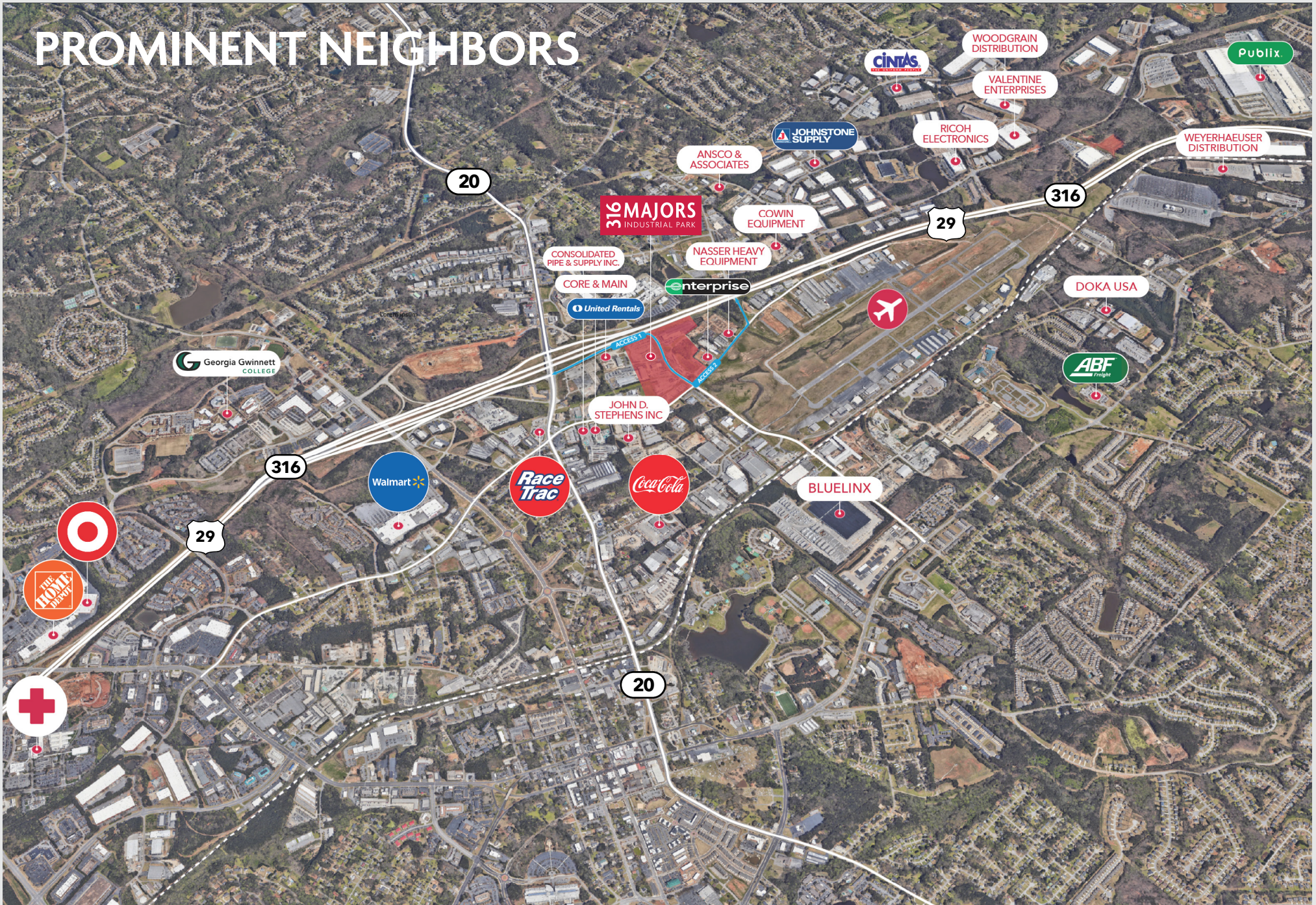
RAIL

CSX Intermodal
(54.1 Miles)

Norfolk Southern Intermodal
(32.8 Miles)



PROMINENT NEIGHBORS



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