

ROYAL WOODS COMMERCE CENTER

120 ROYAL WOODS COURT, TUCKER, GA 30084 | 59,793-227,735 SF

FOR LEASE AVAILABLE AUGUST 1, 2026

- HEAVY POWER (11,000 Amps) IN-PLACE
- 3-SUITE CONFIGURATION (DEMISING WALLS CAN BE REMOVED)
- 10,000 SF CLIMATE CONTROL / LAB SPACE IN-PLACE



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SITE SUMMARY

BUILDING SF
227,735

OFFICE SF
13,400

SITE
14.1 acres

ZONING
M-1
(Gwinnett County)

BUILDING DIMENSIONS
760.5' W x 300.5' D

MINIIMUM CLEAR HEIGHT
30'

COLUMN SPACING
40' W x 50' D

DOCKS
44 Docks (9' x 10')
22 Mechanical Levelers

DRIVE-INS
3 Oversized Drive-Ins (12' x 14')

TRUCK COURT
180' Deep, Concrete

TRAILER STORAGE | IOS
27 Trailer Stalls or ±1 Acre

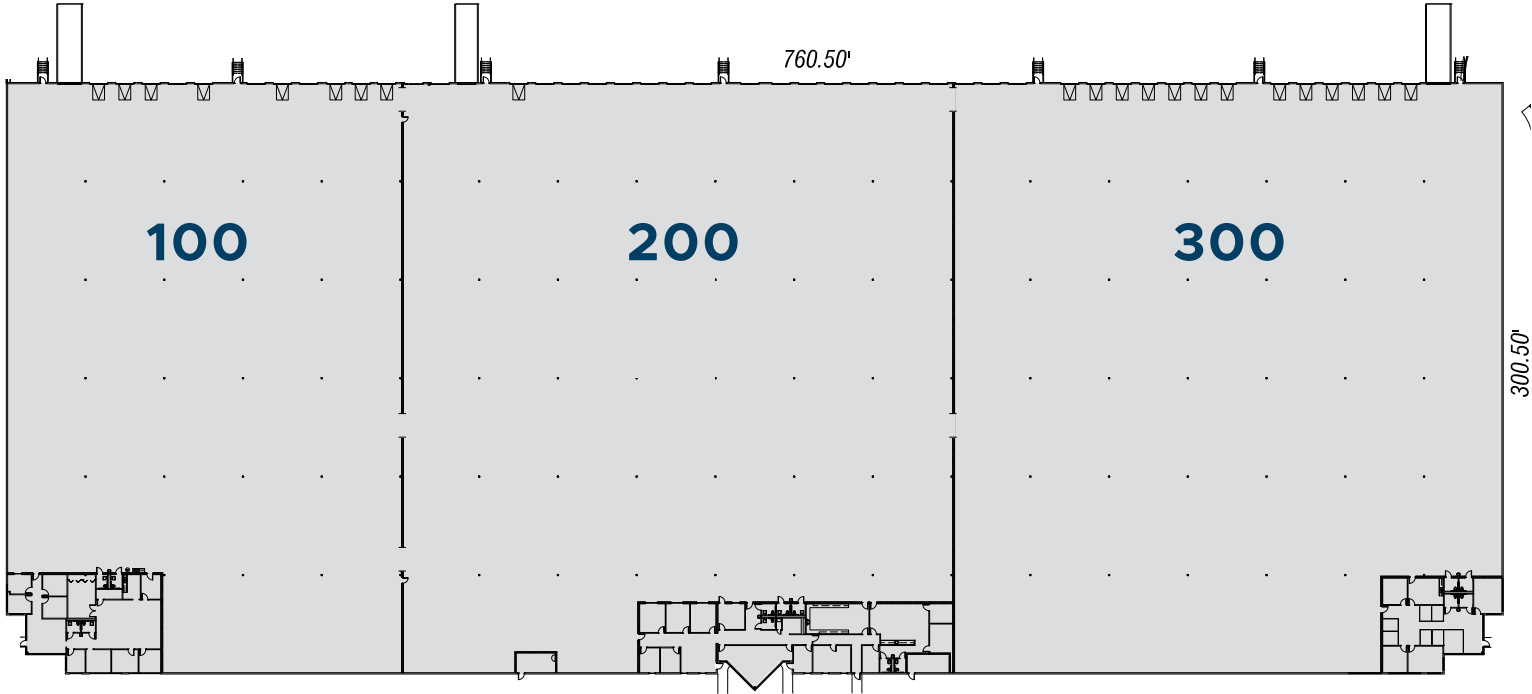
AUTO PARKING
223 Spaces (0.98/1,000 SF)

POWER
±11,000 Amps, 480V, 3-Phase



HIGHLY COMPETITIVE SUITE OPTIONS

SPACE AVAILABLE ±59,793–227,735 SF



Suite 100

±59,793 SF
4,000 SF Office
55,793 SF Warehouse
11 Dock Positions / 8 Levelers
1 Oversized Drive-In (12' x 14')

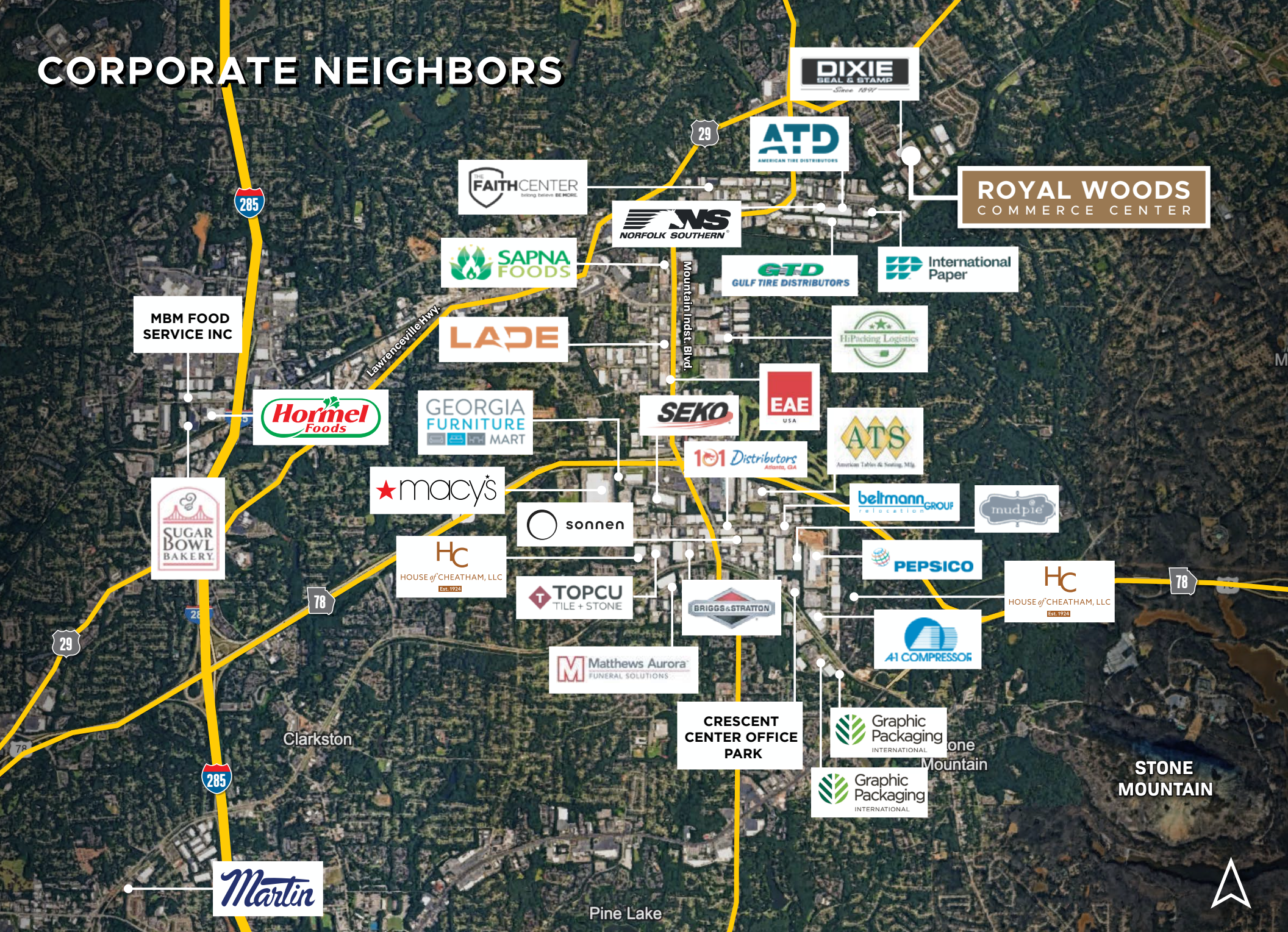
Suite 200

±84,149 SF
6,400 SF Office
77,749 SF Warehouse
17 Dock Positions / 1 Leveler
1 Oversized Drive-In (12' x 14')

Suite 300

±83,793 SF
3,000 SF Office
80,793 SF Warehouse
16 Dock Positions / 13 Levelers
1 Oversized Drive-In (12' x 14')

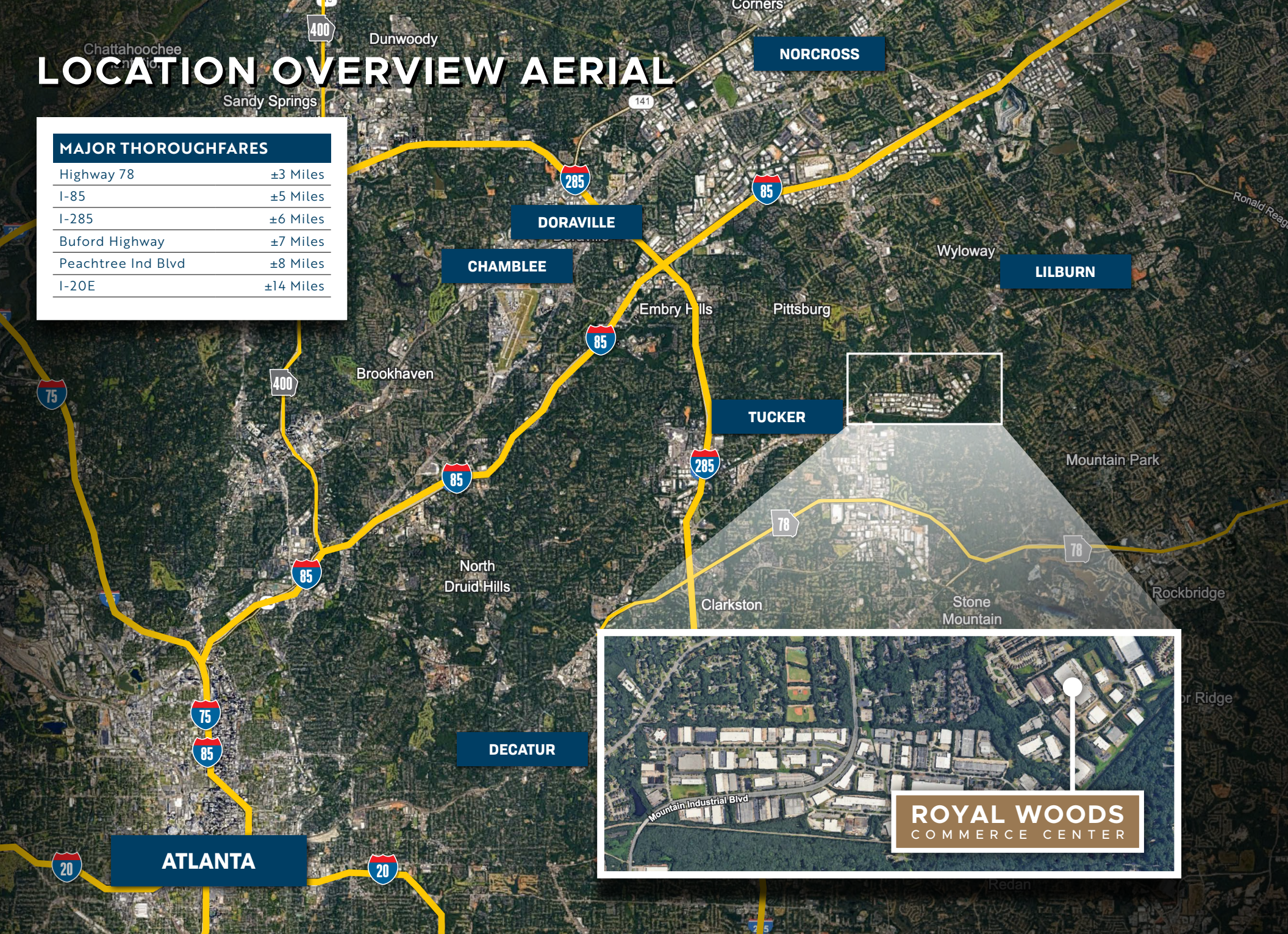
CORPORATE NEIGHBORS



LOCATION OVERVIEW AERIAL

MAJOR THOROUGHFARES

Highway 78	±3 Miles
I-85	±5 Miles
I-285	±6 Miles
Buford Highway	±7 Miles
Peachtree Ind Blvd	±8 Miles
I-20E	±14 Miles





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