

540 HOSEA ROAD | LAWRENCEVILLE, GA 30046

316 INDUSTRIAL PARK



FOR LEASE | 14,850 SF SERVICE FACILITY ON 6-11 ACRES | UPDATED PRICING

MENDY RUDER

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

540 HOSEA ROAD

LOT 4
10.80 A.C.

U.S. AUTO SALES BLVD

HOSEA
LAWRENCEVILLE

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

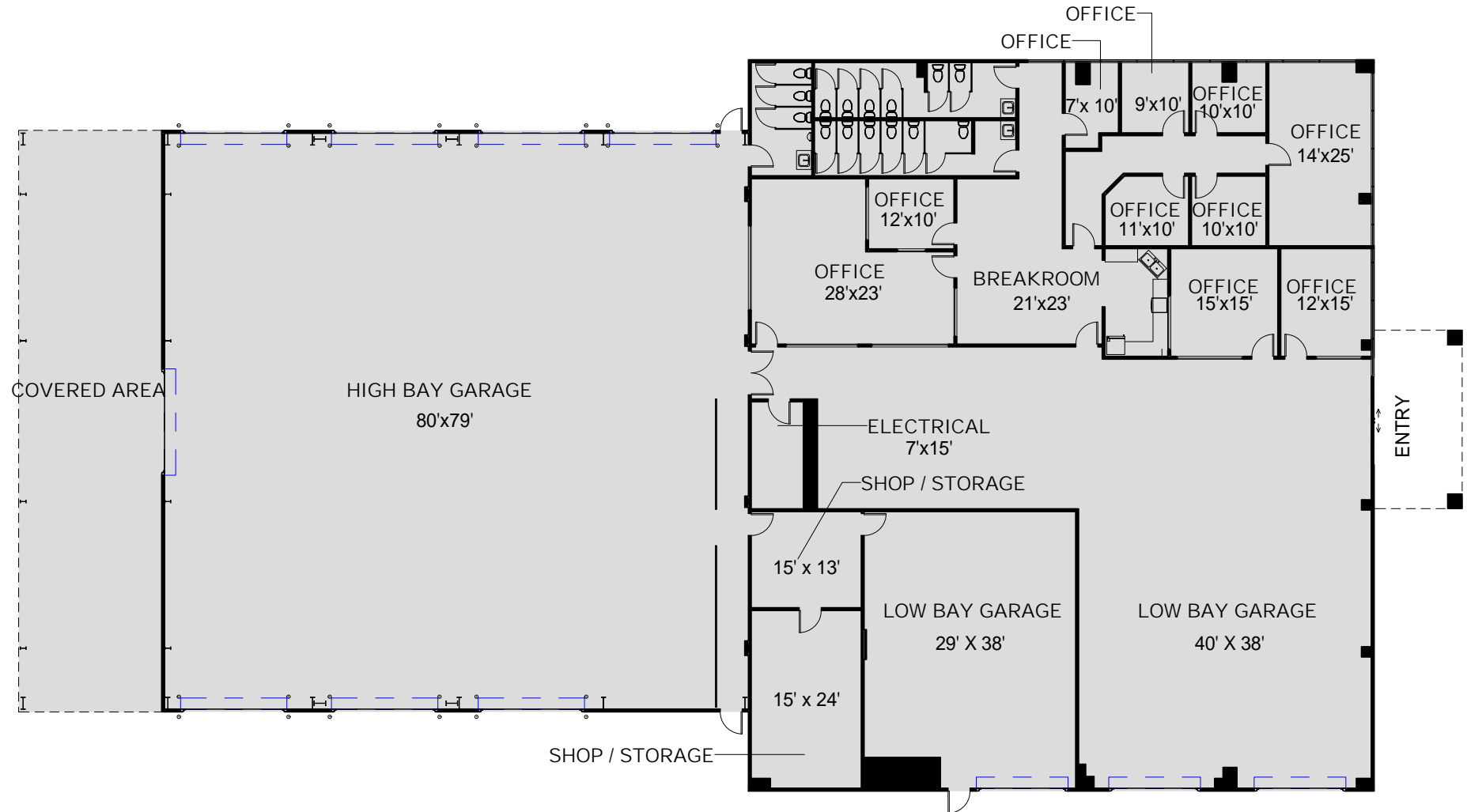
PROPERTY SPECS

- ±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

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

