

±259,104 SF FOR LEASE

2800 VISTA RIDGE DRIVE
SUWANEE, GA 30024

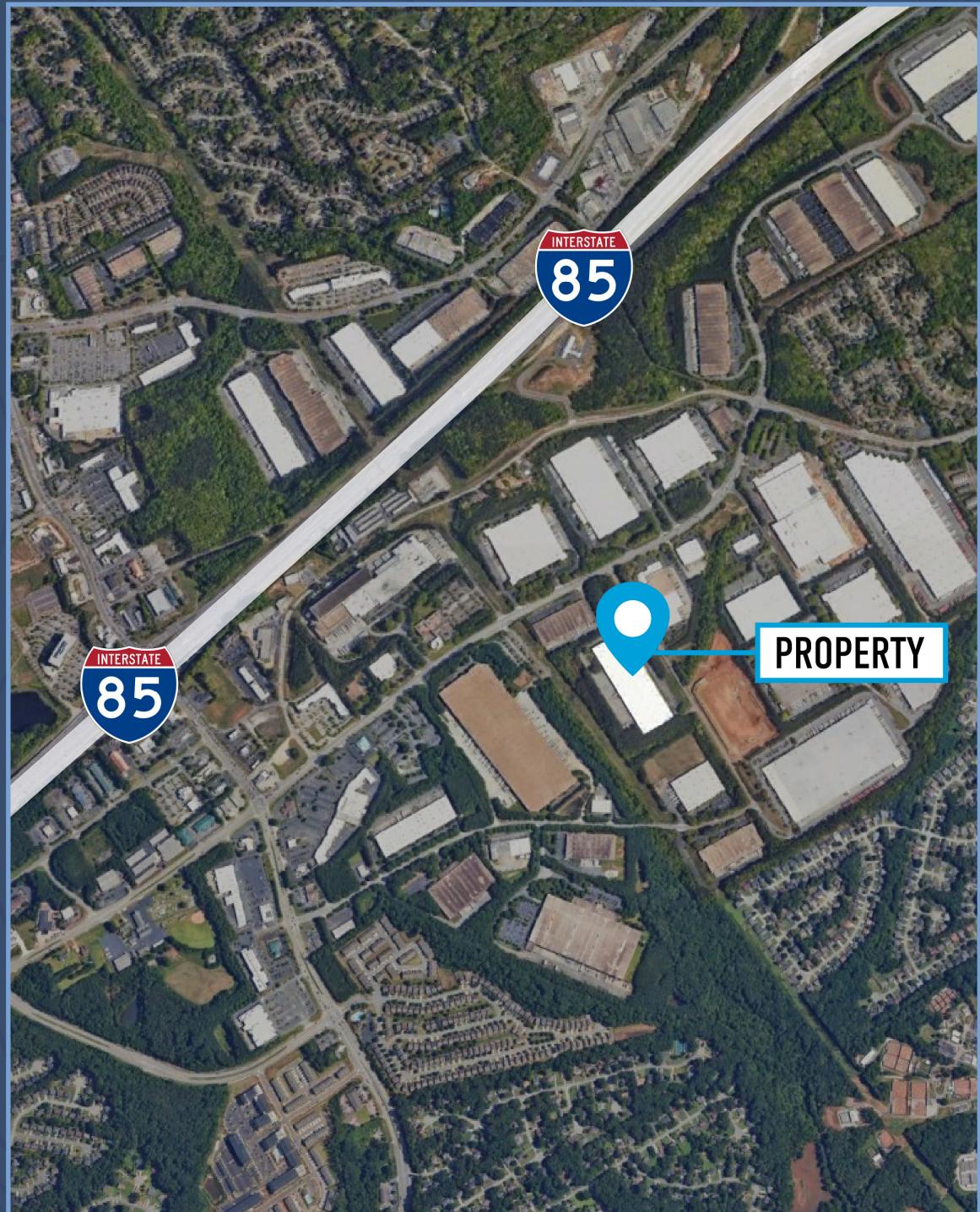


2800 VISTA RIDGE DRIVE, SUWANEE, GA 30024

Located in the heart of Suwanee's industrial corridor, 2800 Vista Ridge Drive offers an ideal solution for distribution, warehousing, or light manufacturing users. This well-maintained warehouse features high ceilings, multiple dock-high and drive-in doors, and convenient access to I-85, providing efficient connectivity throughout the Metro Atlanta area.

BUILDING SPECS

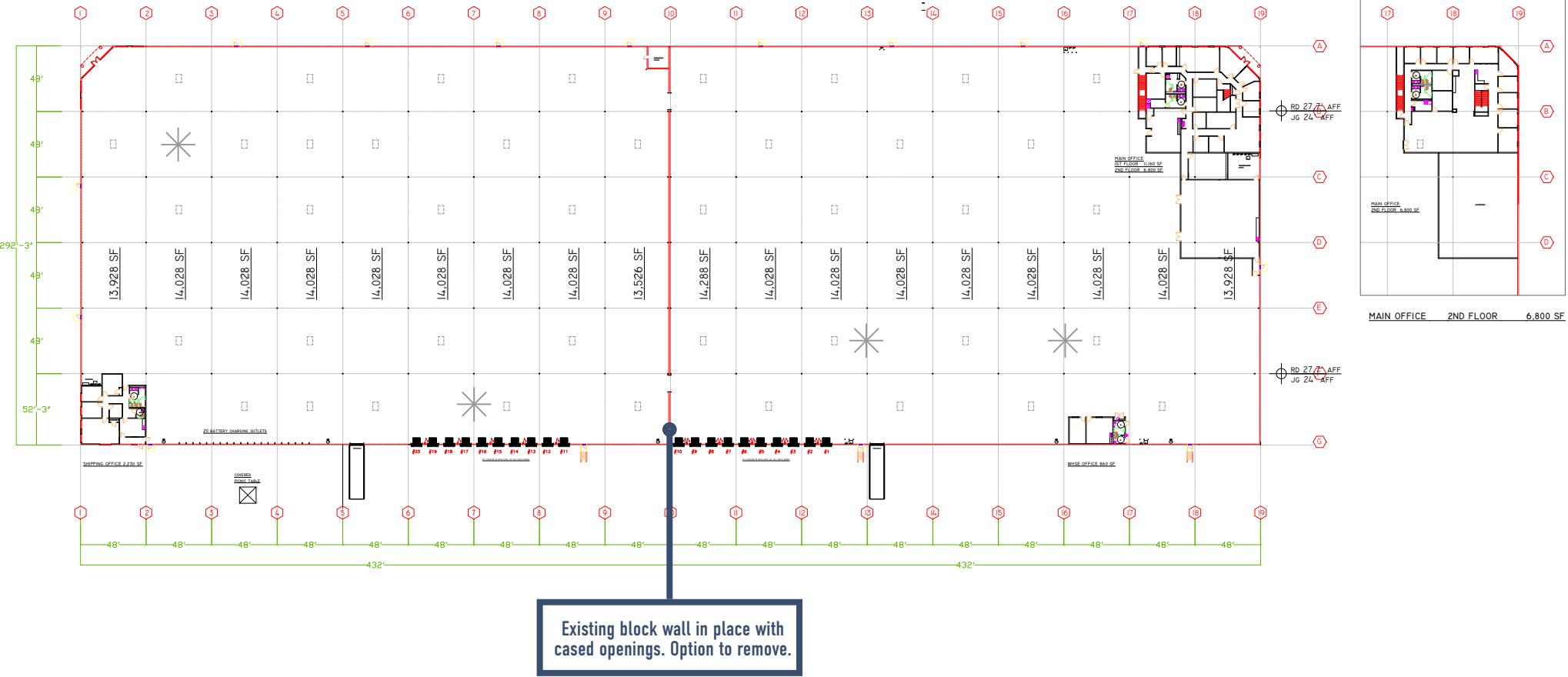
AVAILABLE SF	125,771 - 259,104 SF
OFFICE SF	21,050 SF
LAND ACREAGE	17.29 AC
CONFIGURATION	Rear-load
DOCK-HIGH DOORS	20 (8' x 10') with ability to add
DRIVE-IN DOORS	2 (9'10" x 14')
CLEAR HEIGHT	24'
COLUMN SPACING	47'3" x 47'4"
BUILDING DEPTH	290'
TRUCK COURT	110'
AUTO PARKING	198 spaces
LIGHTING	T5
SPRINKLER	Wet
POWER	277-480v, 1,000-2,400 amps
ZONING	M1
AVAILABILITY	Q1 2026



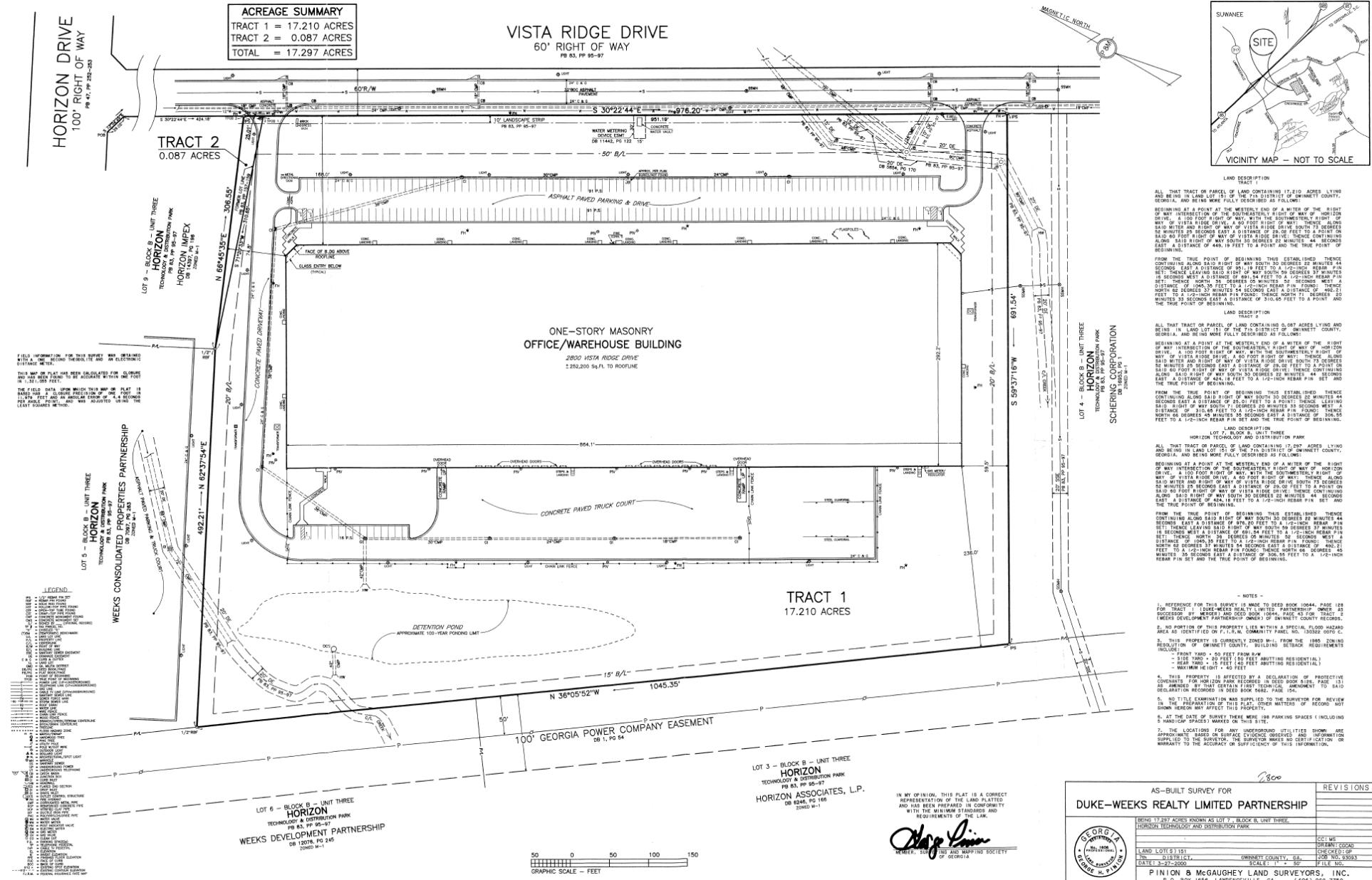
BUILDING FLOORPLAN

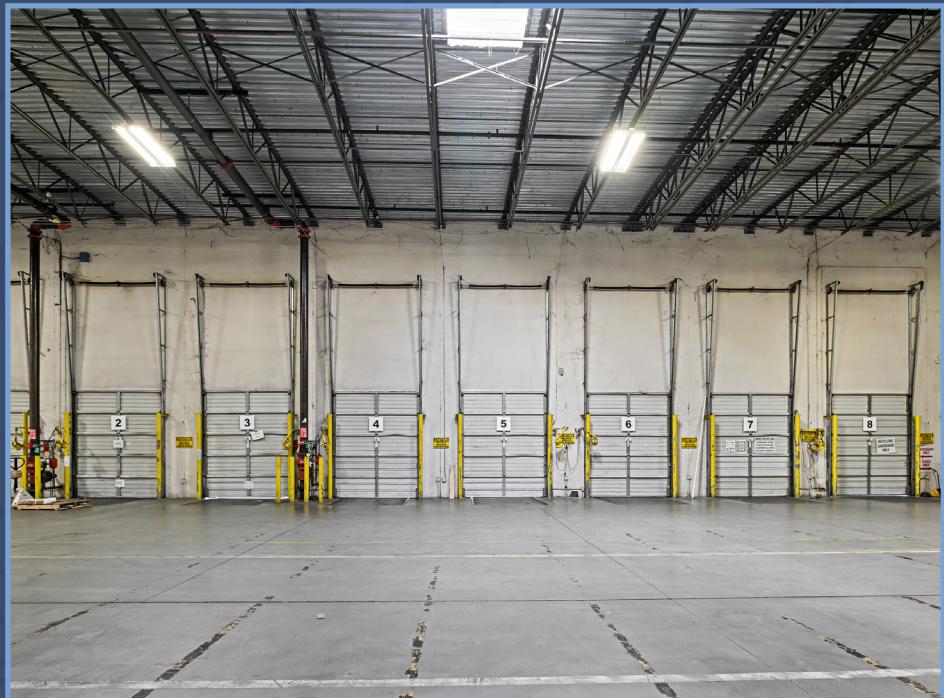
Suite 200
125,771 SF

Suite 100
133,333 SF

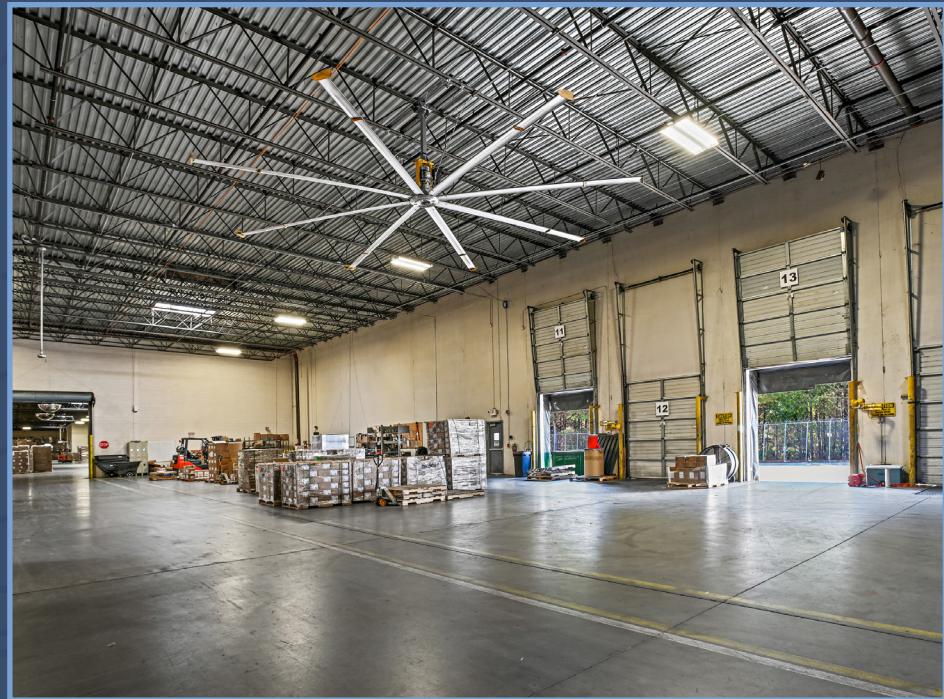
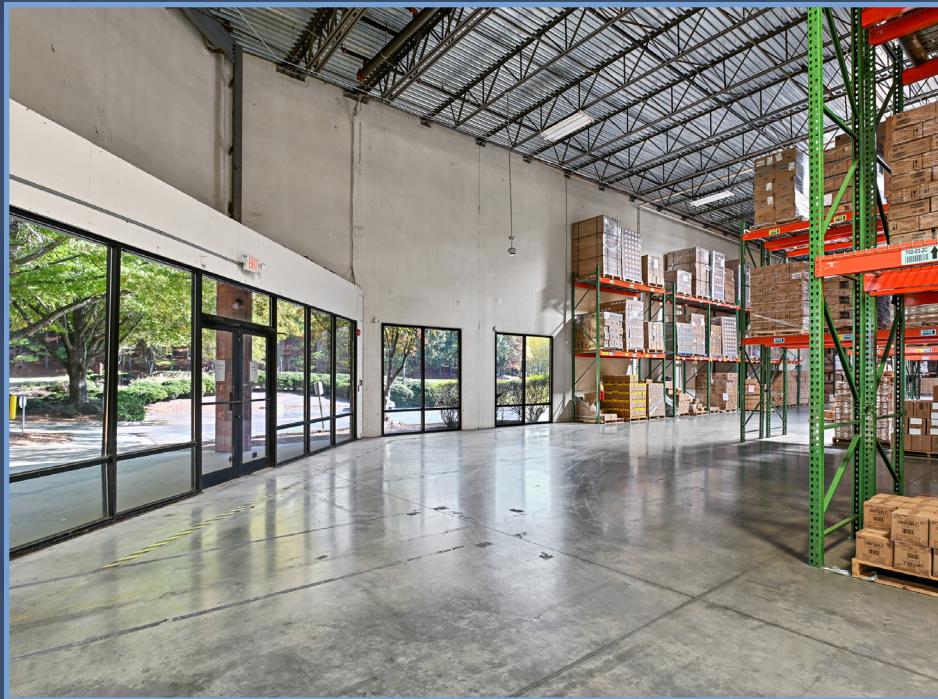


BUILDING SURVEY











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