



4265 Creek Park Dr

\$10.00 - \$12.00 /SF/YR

Fully Occupied, 13,390 Square foot, Industrial building. Featuring four suites varying from 2,200 - 5,510 square feet. Brick constructed with Firestone TPO roofing material. Zoned HM120 and located in Gwinnett County. Positioned .9 miles to Peachtree Industrial Blvd with close proximity to I-85, being 3 miles or 6 minute drive to nearest entrance. 3 minute drive to the Suwanee Town Center, containing City Hall...

- Close proximity to I-85, being 3 miles or 6 minute drive to nearest entrance.
- .9 miles to Peachtree Industrial Blvd with traffic volume reported for 2022 approximately 23,555 vehicles per day.
- 1.3 miles to The Crossing Shopping Mall and other nearby national retailers, restaurants, and banks such as Kroger, CVS, and HomeTrust.
- 3 minute drive to the Suwanee Town Center, containing City Hall and the Suwanee Amphitheater, Planet Smoothie and Mellow Mushroom.
- Average Household Income within 5 mile radius: \$124,649



Rental Rate: \$10.00 - \$12.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 13,390 SF

Year Built: 2003

Rental Rate Mo: \$0.83 /SF/MO