



3400 CORPORATE WAY
DULUTH, GA 30096

For Lease
Office / Warehouse Space

ROBERT GRAHAM

Vice President

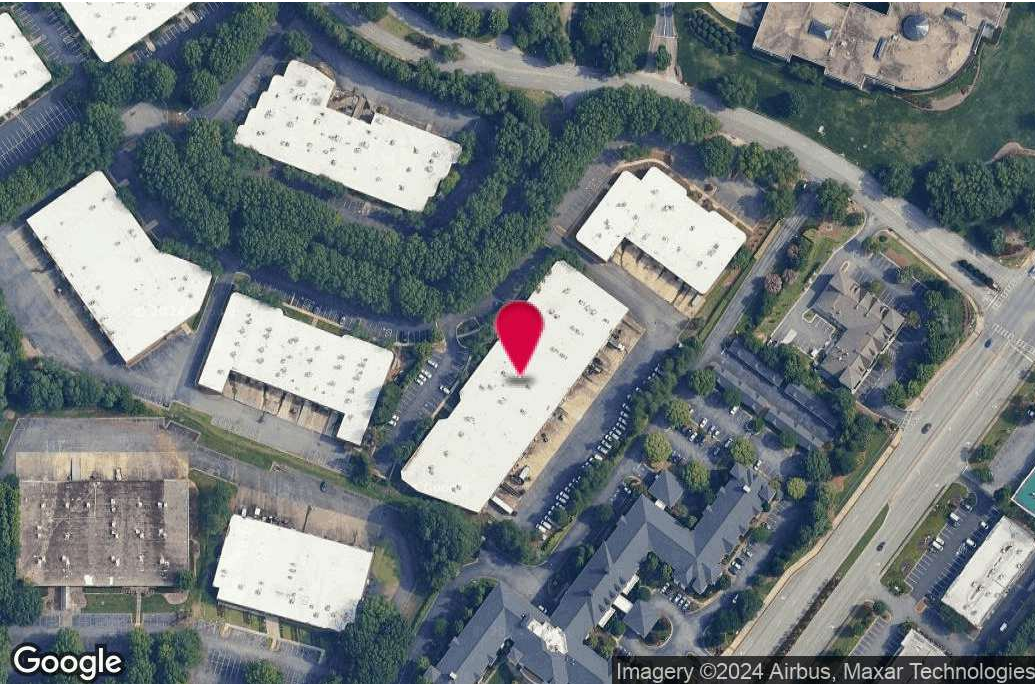
404.942.2051

rgraham@kingindustrial.com

King *Industrial
Realty, Inc.*

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com

FOR LEASE
OFFICE / WAREHOUSE
SPACE



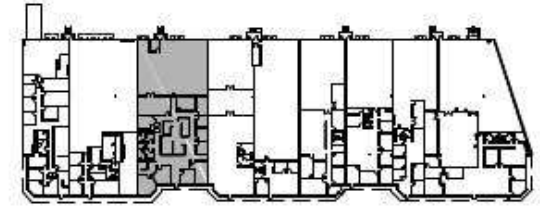
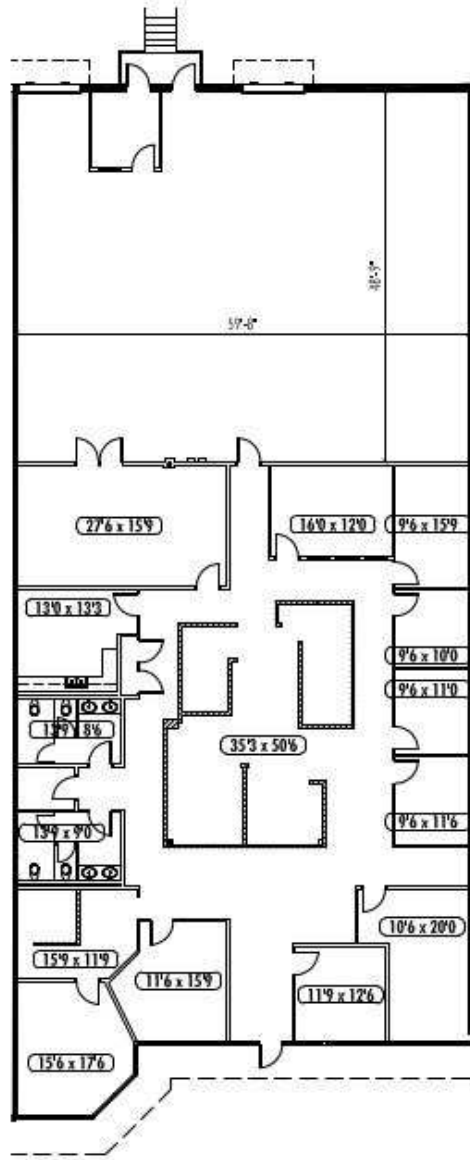
PROPERTY HIGHLIGHTS

- **Suite C:** 8,103 +/- SF with 4,782 +/- SF Office
- **Suite H:** 4,697 +/- SF with 1,864 +/- SF Office
- **Suite I:** 10,705 +/- SF with 5,817 +/- SF Office
- Suites H & I May Be Combined For a Total of 15,402 +/- SF
- Dock High Doors
- Suite I has 1 Ramped Van High Door
- Sprinklered
- 18' Clear Height
- Ample Parking
- Well Maintained Corporate Business Park

BUILDING SUMMARY

Available SF:	4,697 - 23,505 SF Total
Lot Size:	3.72 Acres
Building Size:	59,959 SF
Zoning:	M1

SUITE C FLOOR PLAN

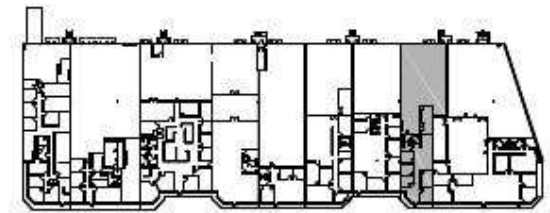
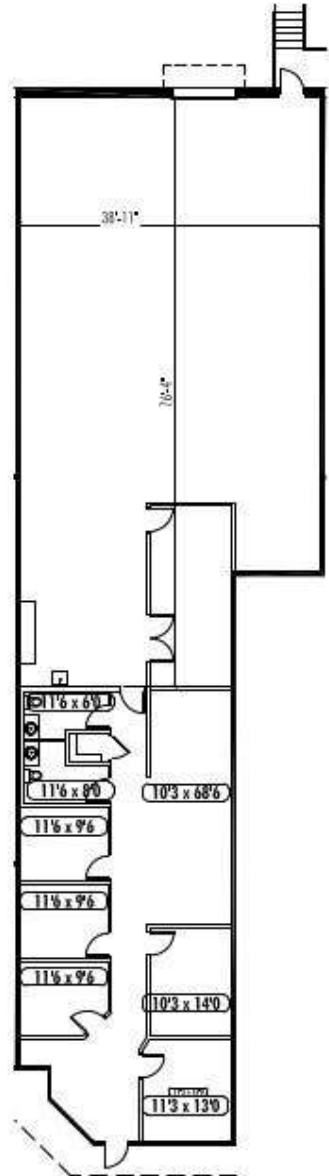


Key Plan

Suite Summary	
OFFICE SF	4,782
WAREHOUSE SF	3,321
TOTAL SF	8,103
OFFICE PERCENTAGE	59 %



SUITE H FLOOR PLAN

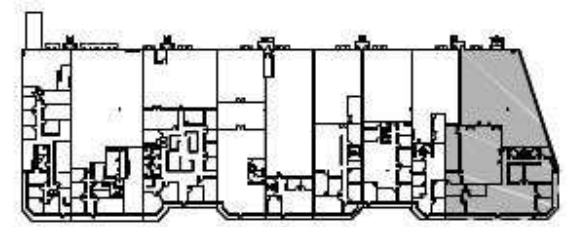
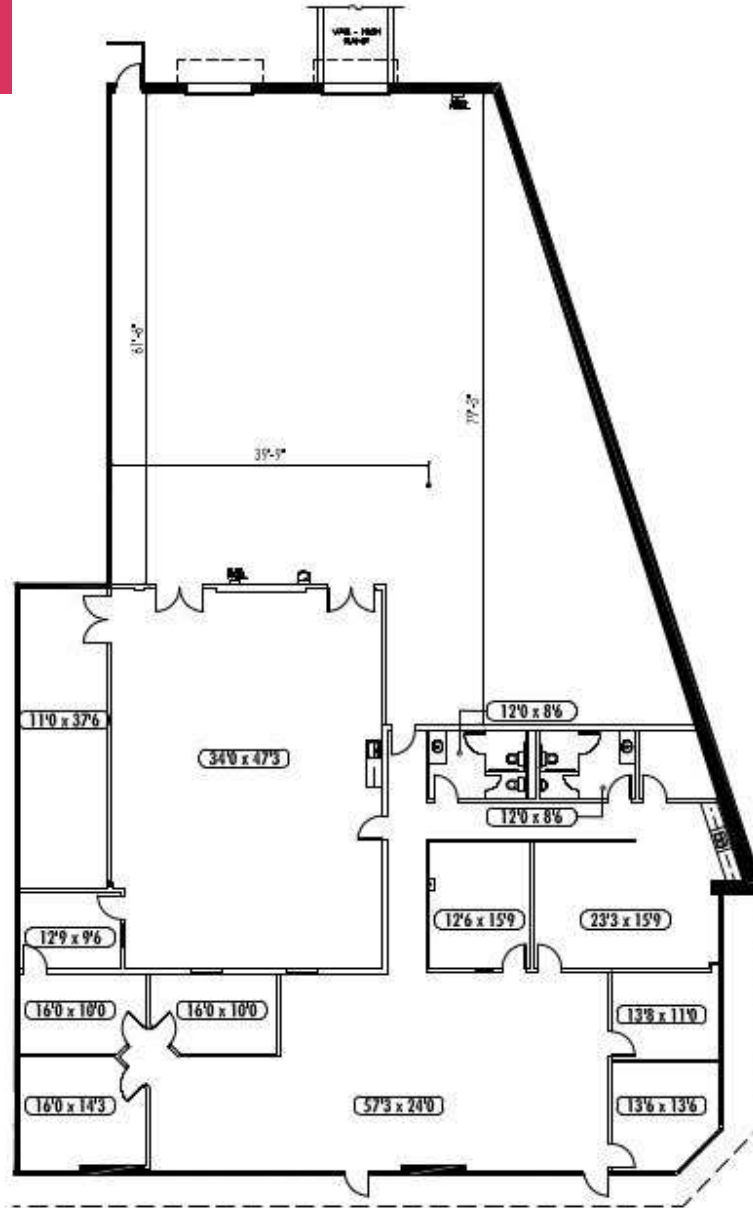


Key Plan

Suite Summary	
OFFICE SF	1,864
WAREHOUSE SF	2,833
TOTAL SF	4,697
OFFICE PERCENTAGE	40%



SUITE I FLOOR PLAN



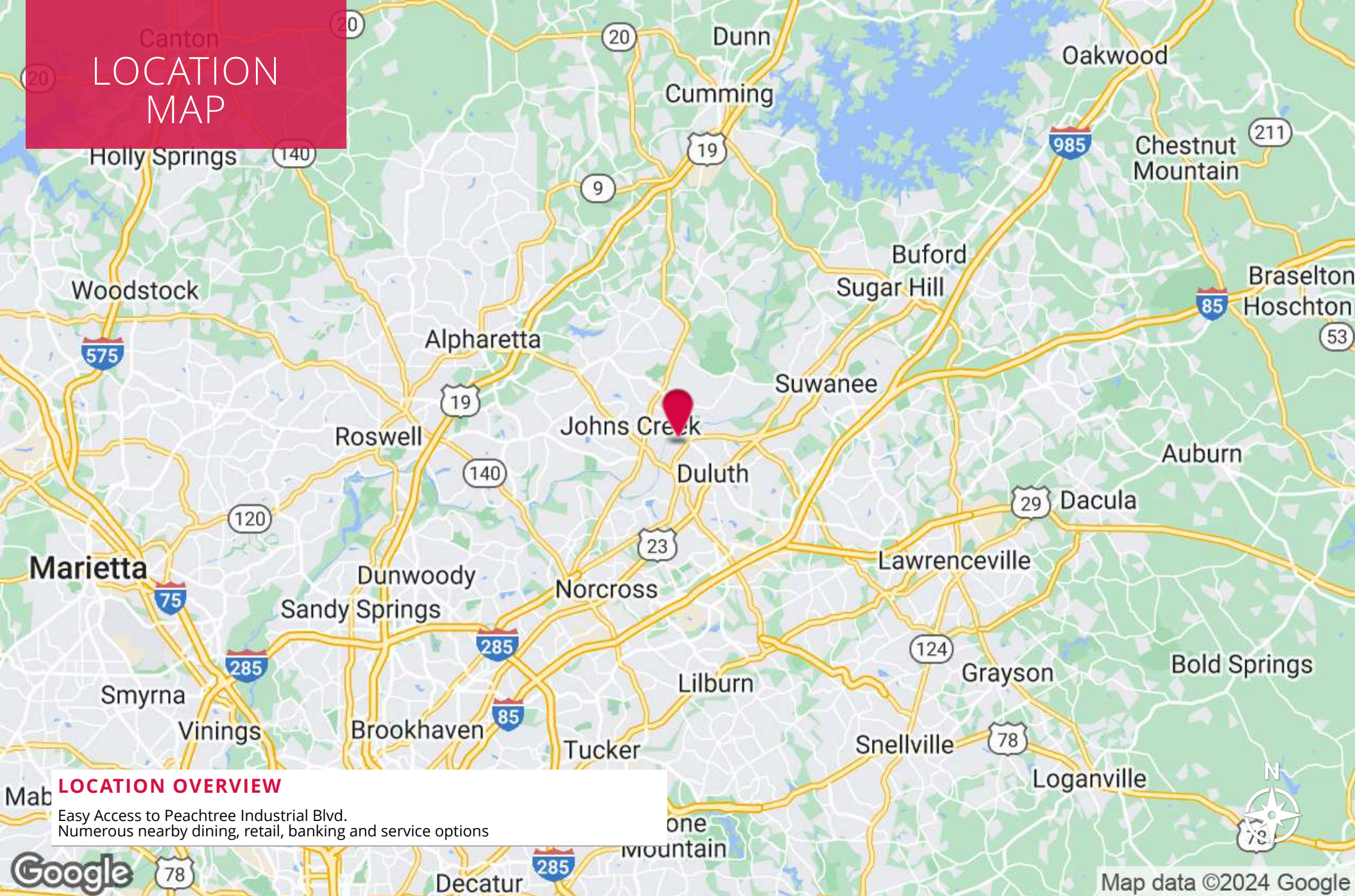
Key Plan

Suite Summary

OFFICE SF	5,817
WAREHOUSE SF	4,888
TOTAL SF	10,705
OFFICE PERCENTAGE	54%



Canton LOCATION MAP



LOCATION OVERVIEW

Easy Access to Peachtree Industrial Blvd.
Numerous nearby dining, retail, banking and service options

EXCLUSIVELY LISTED BY:

ROBERT GRAHAM

Vice President

rgraham@kingindustrial.com

404.942.2051

King Industrial
Realty, Inc.

Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com