

PIKE CENTER BUSINESS PARK FOR LEASE

3 BUILDING PARK | ± 95,651 TOTAL SF

575-595 Old Norcross Road, Lawrenceville, GA 30046

OWNED AND MANAGED BY:
AVISTONE
Investing Where **Industry** Works



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OVERVIEW

575-595 Old Norcross Road, Lawrenceville, GA 30046

Pike Center offers flex and warehouse space for lease on an 8.52-acre site totaling $\pm 96,651$ SF at the signalized intersection of Old Norcross Road and West Pike Street in Lawrenceville, GA. Suites range from roughly 1,700 to 8,000 SF, with dock-high loading, drive-in ramps, and garage bay doors suited for light industrial, showroom, or distribution users.

The property's location places tenants within a well-established Gwinnett County commercial corridor surrounded by a strong base of industrial and service-related businesses. The park offers convenient access to GA-316 and I-85, with close proximity to Gwinnett Medical Center and downtown Lawrenceville.

PARK SQUARE FOOTAGE

$\pm 96,651$ SF

Across 3 Buildings

ZONING

Light Manufacturing



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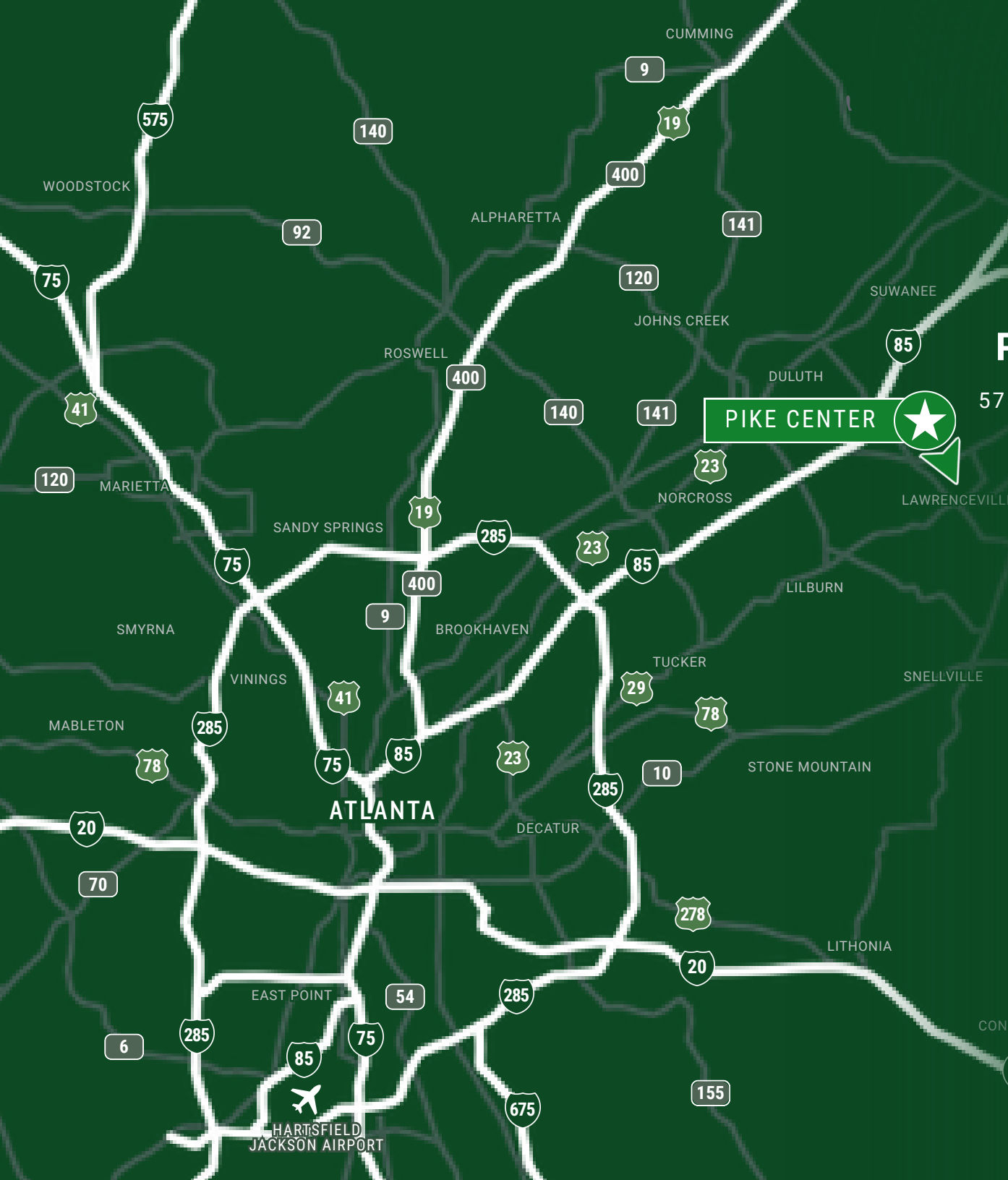
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PROPERTY LOGISTICS

575-595 Old Norcross Road, Lawrenceville

SOUTHEAST REGIONAL ACCESS

LOCATION	DISTANCE
US Highway 29	1 mile
GA 316	3 miles
Interstate 85	6 miles
Sugarloaf Parkway	2 miles
Downtown Lawrenceville	3 miles
Downtown Atlanta	32 miles
Hartsfield-Jackson	39 miles
Port of Savannah	280 miles



PROPERTY ACCESS

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BUILDING 585 - SUITE A

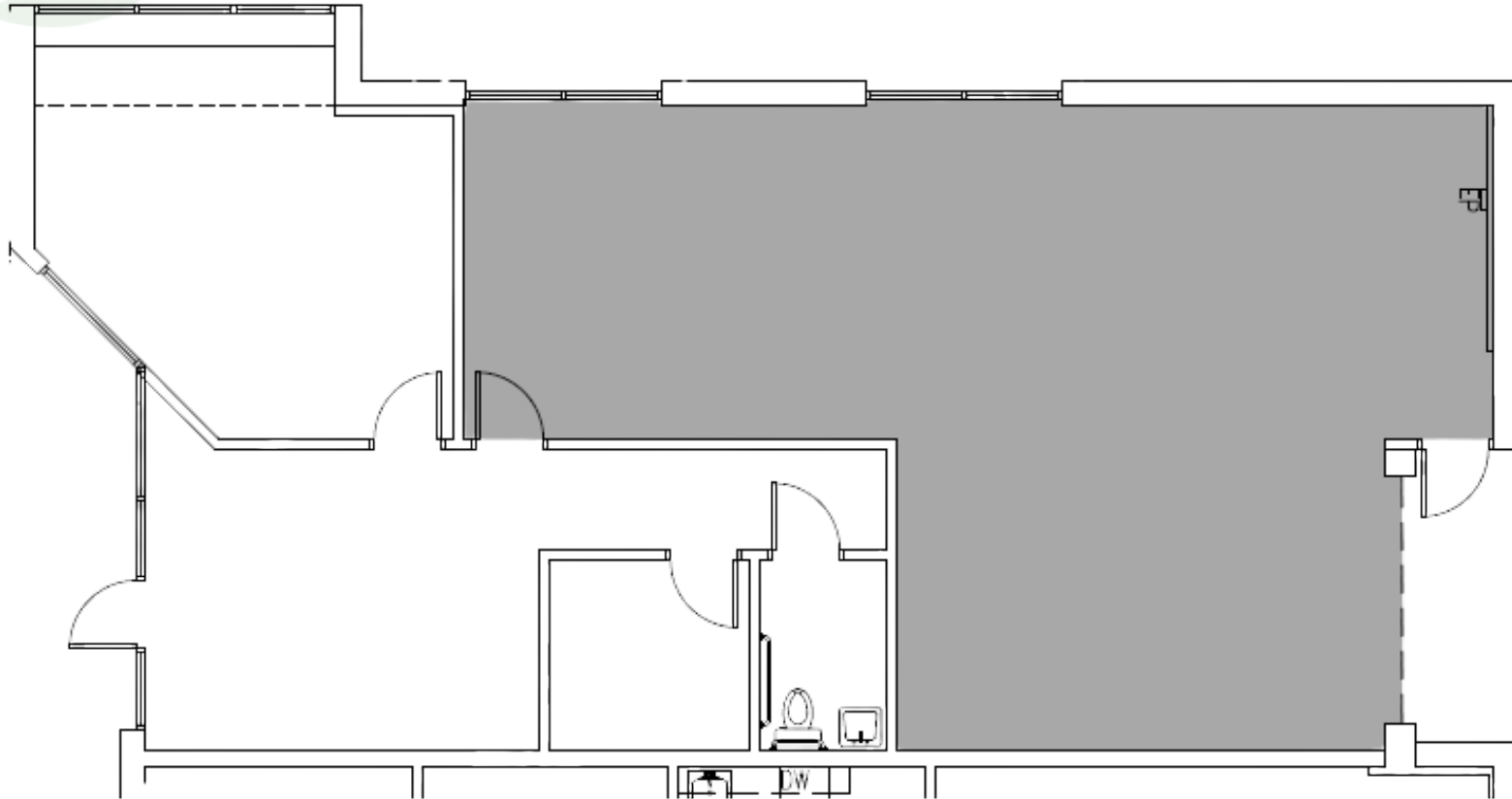
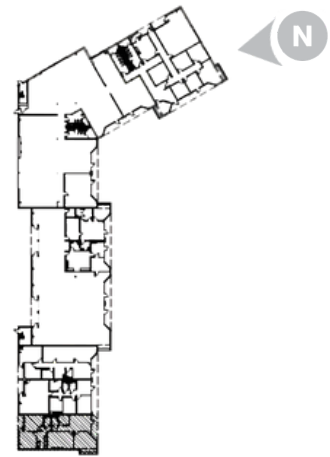
± 1,804 TOTAL SF | ± 900 OFFICE SF (50% Office / 50% Warehouse)

BUILDING SIZE
± 26,264 SF

LOADING
1 Drive-In

ASKING RENT
\$14.00/SF
NNN

CLEAR HEIGHT
18'-22'



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BUILDING 585 - SUITE C

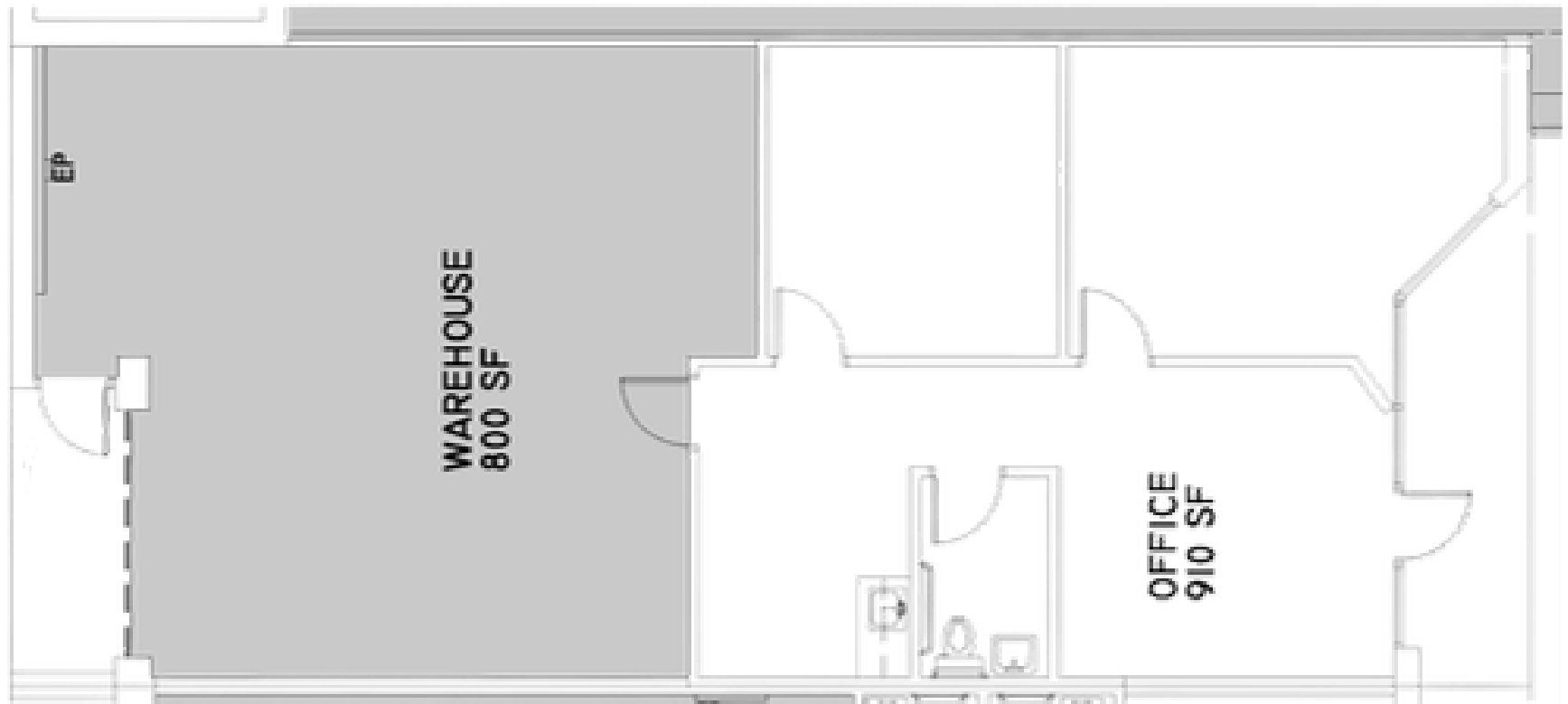
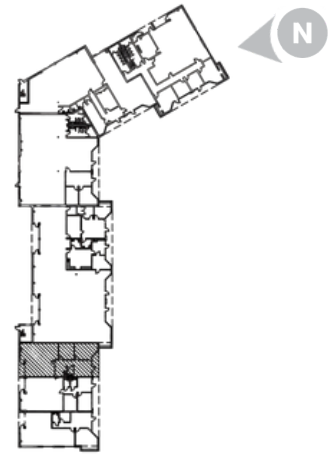
± 1,710 TOTAL SF | ± 910 OFFICE SF | ± 800 WAREHOUSE SF

BUILDING SIZE
± 26,264 SF

LOADING
1 Drive-In

ASKING RENT
\$14.00/SF
NNN

CLEAR HEIGHT
18'-22'



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BUILDING 595 - SUITE I

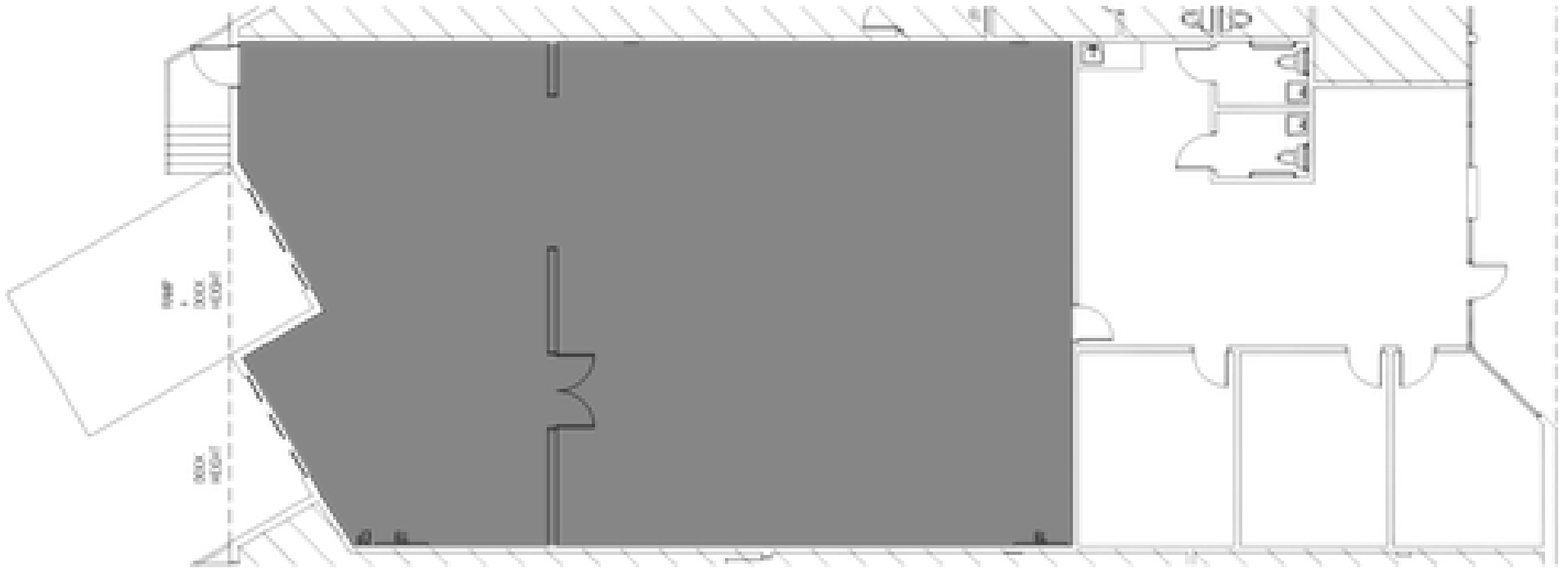
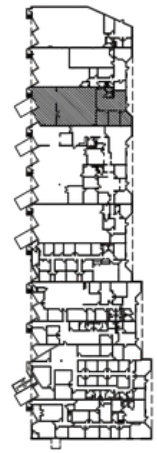
± 4,073 TOTAL SF | ± 910 OFFICE SF | ± 800 WAREHOUSE SF

BUILDING SIZE
± 48,004 SF

LOADING
1 Drive-In

ASKING RENT
\$14.00/SF
NNN

CLEAR HEIGHT
18'-22'



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BUILDING 595 - SUITE E/F

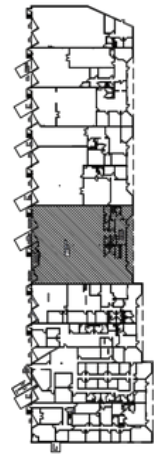
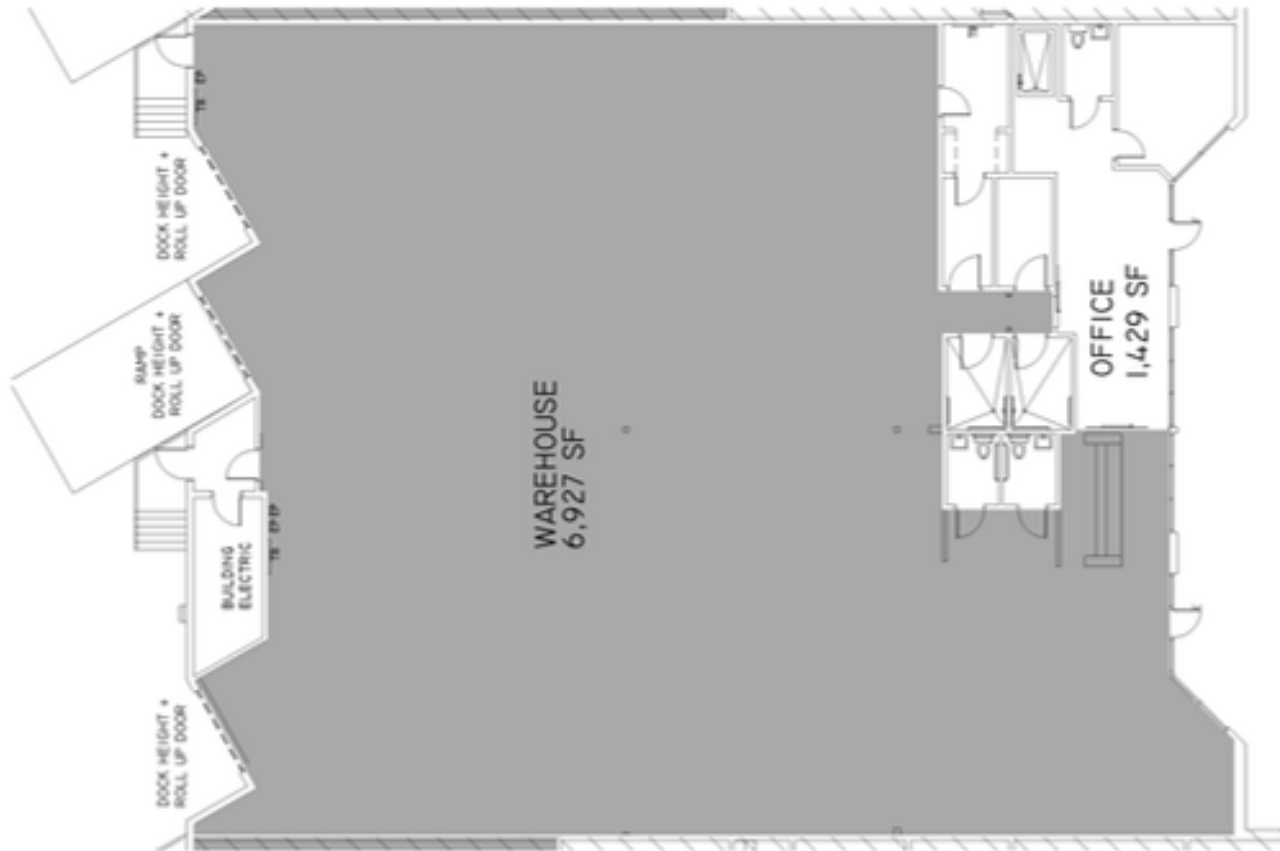
± 8,356 TOTAL SF | ± 1,429 OFFICE SF | ± 6,927 WAREHOUSE SF

BUILDING SIZE
± 48,004 SF

LOADING
1 Drive-In

ASKING RENT
\$14.00/SF
NNN

CLEAR HEIGHT
18'-22'



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