

3200 N Berkley Lake Road NW

DULUTH, GA 30096

39,000 SF AVAILABLE
FOR LEASE



5.28 ACRES | FULLY PAVED | CLEAR SPAN | 36'-40' CLEAR



BLUERIDGE



Property Highlights

Total Building SF	± 39,000 SF
Warehouse SF	± 35,000 SF (Separate Office, Restrooms, Break Room, and Storage in Warehouse)
Office SF	± 4,000 SF
Acres	± 5.28 AC
Clear Height	36'–40' Clear Span
Cranes	Two, 15 Ton Cranes
Power	1200 Amps
Zoning	M2 - Heavy Industrial
Drive Ins	3 (Two 23' x 16' ; One 10' x 13'6") Expandable to 8
Dock Doors	1
Slab	14" Thick
Lighting	LED
Big Ass Fans	2





ACCESS MAP







BLUERIDGE

REAL ESTATE PARTNERS

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