

# FOR SUBLEASE 38,400 SF

1300 Northbrook Pkwy, Suite 100  
Suwanee, GA 30024



## Property Highlights

- Fully Demised Sublease through 09/30/2026
- 38,400 SF of Modern Industrial Warehouse
  - Warehouse: 34,856 SF
  - Office: 3,544 SF
- 28' Average Clear Height
- ESFR Sprinkler System
- 8 (9' x 10') Dock Doors
- 1 (9' x 10') Ramped Drive-In Door
- 3 Edge of Dock Levelers
- Power: 277/480 Volt, 3-Phase, 4-Wire Service
- 25 Auto Parking Spaces

### TYLER FLEMMING

Executive VP / Principal

[tflemming@lee-associates.com](mailto:tflemming@lee-associates.com)

O 404.442.2855

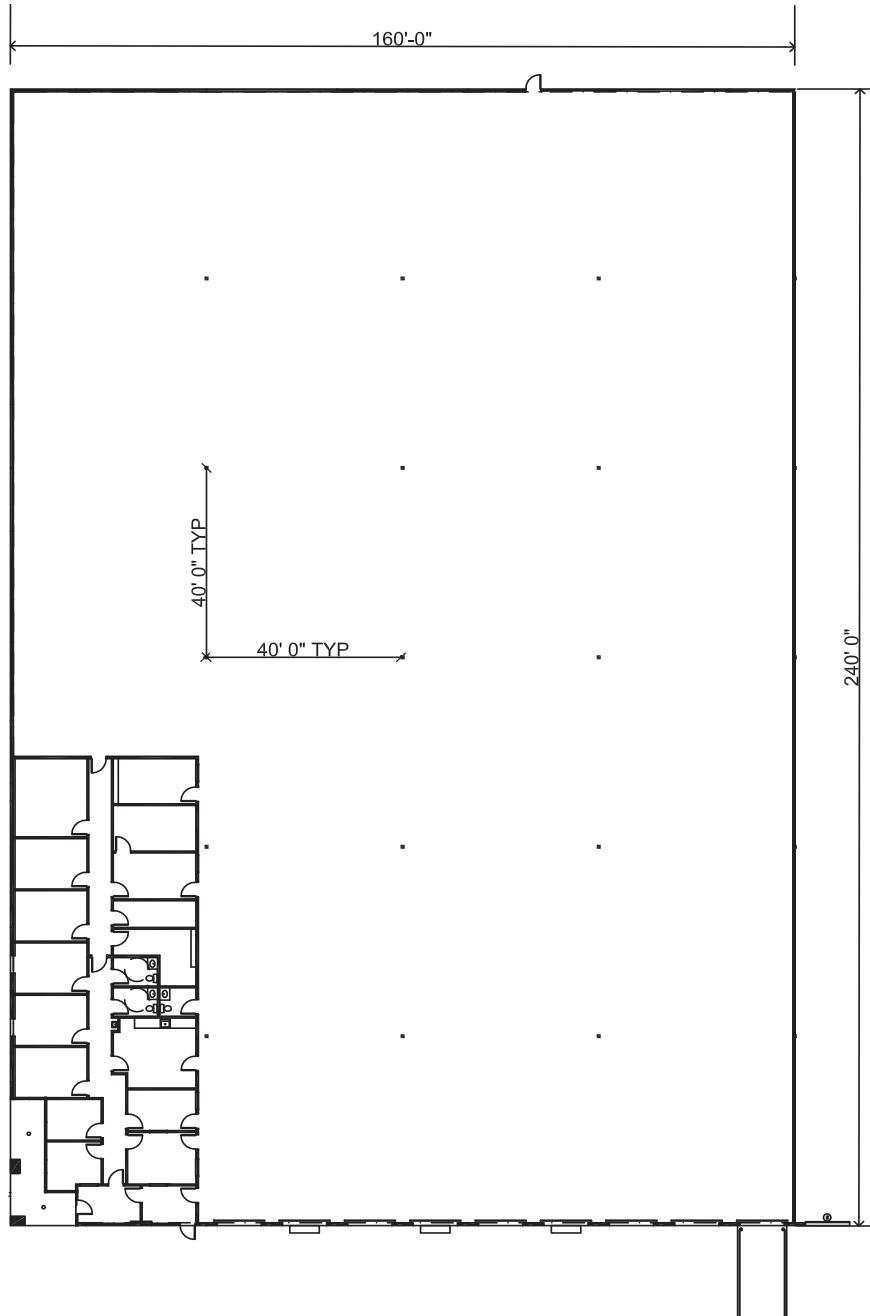
C 404.694.5661



3500 Lenox Road NE, Suite 300 | Atlanta, GA 30326 | 404.442.2810 | [lee-associates.com/atlanta](http://lee-associates.com/atlanta)

# FOR SUBLEASE 38,400 SF

1300 Northbrook Pkwy, Suite 100  
Suwanee, GA 30024



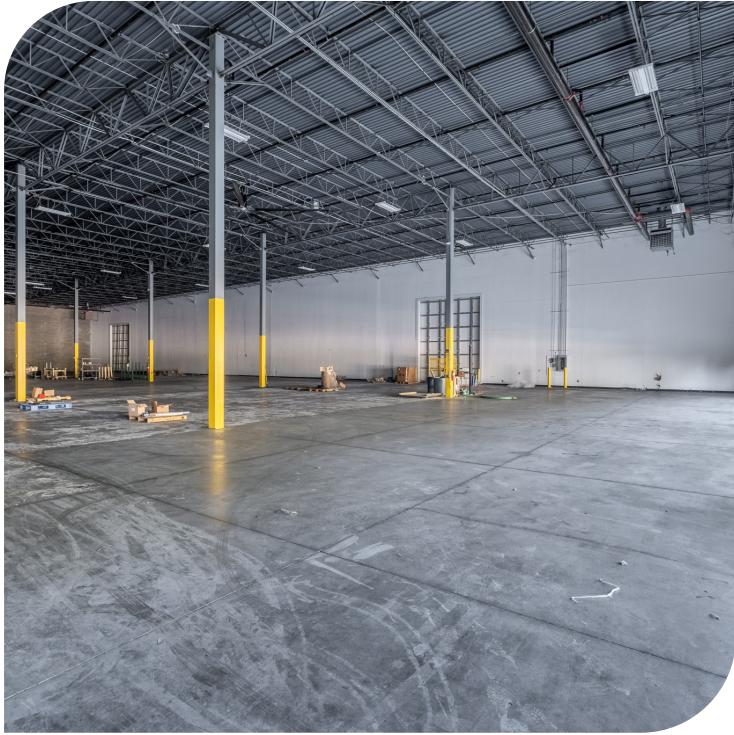
## **TYLER FLEMMING**

Executive VP / Principal  
tflemming@lee-associates.com  
O 404.442.2855  
C 404.694.5661

3500 Lenox Road NE, Suite 300 | Atlanta, GA 30326 | 404.442.2810 | [lee-associates.com/atlanta](http://lee-associates.com/atlanta)

# FOR SUBLEASE 38,400 SF

1300 Northbrook Pkwy, Suite 100  
Suwanee, GA 30024



## TYLER FLEMMING

Executive VP / Principal  
tflemming@lee-associates.com  
O 404.442.2855  
C 404.694.5661

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.