

3100

MEDLOCK BRIDGE RD, BUILDING 400
PEACHTREE CORNERS, GA 30071

FLEX SPACE AVAILABLE FOR INVESTMENT SALE



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 **LEE &
ASSOCIATES**

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PROPERTY HIGHLIGHTS

AVAILABLE FOR INVESTMENT SALE

- **11,598 SF Total Building Available For Sale**

- 100% Occupied
- WALT - 4 Years
- Long-term Tenant occupying 6,940 SF through 12/31/2027
- New Tenant Occupying 4,594 SF through 1/31/2030
- 66 Parking Spots Total
- 120/208 3-Phase - 200 AMPS
- Sprinklered
- 5.7/1000 SF Parking Ratio



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ACCESS MAP

Key Distances



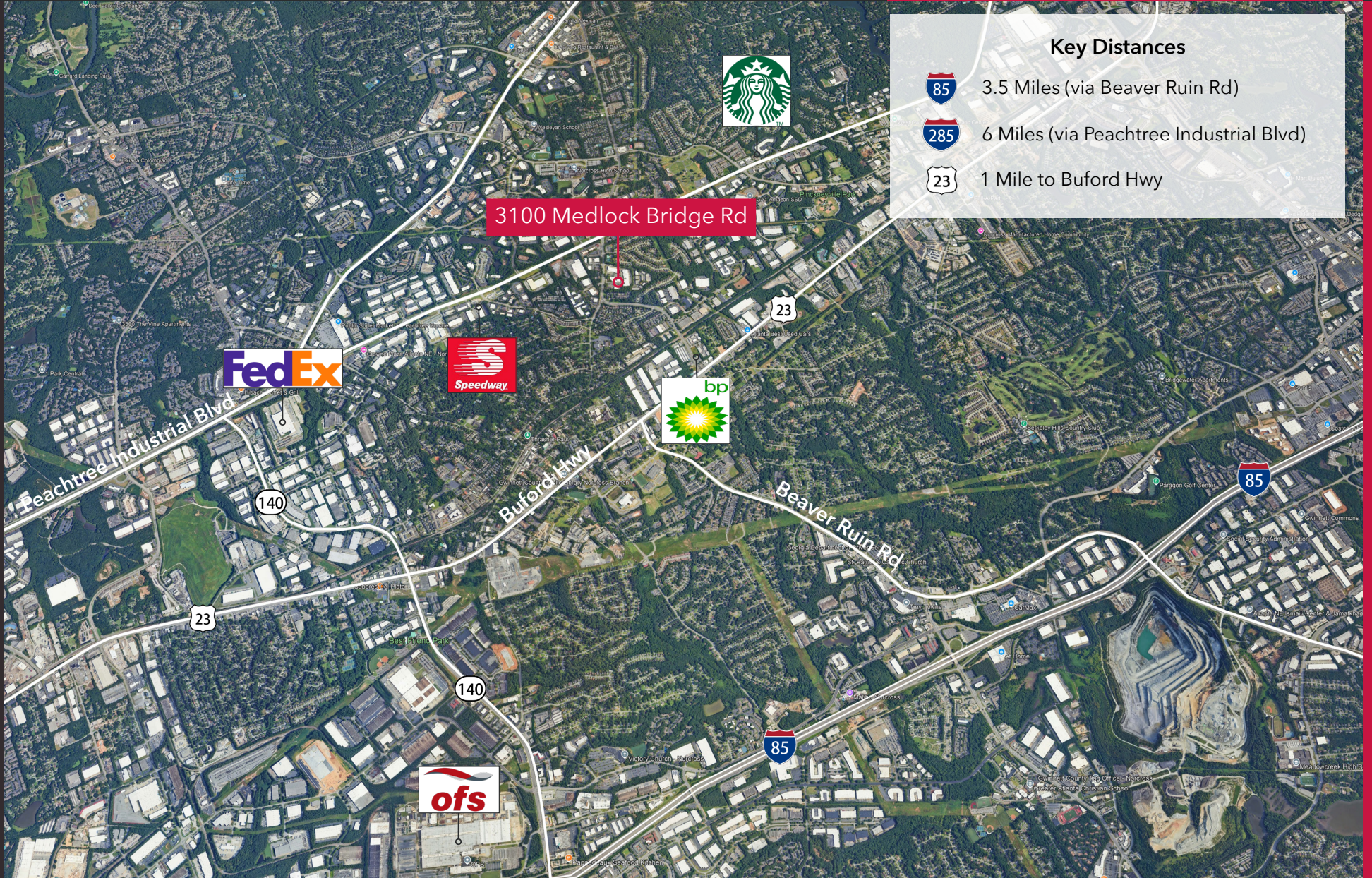
3.5 Miles (via Beaver Ruin Rd)



6 Miles (via Peachtree Industrial Blvd)



1 Mile to Buford Hwy



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