



NEW CONSTRUCTION AT NORTHBELT BUSINESS PARK



NORTHBELT PARKWAY DELIVERING 4Q 2023

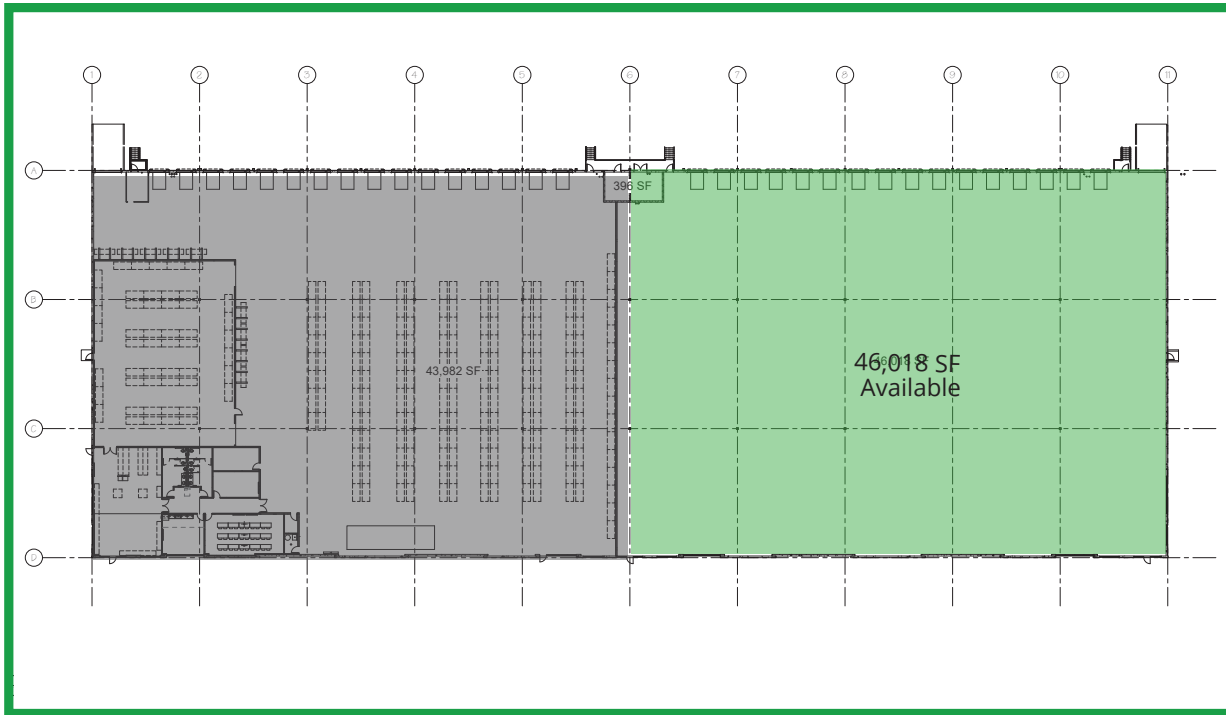
NORCROSS, GEORGIA 30071
46,018 SF AVAILABLE FOR LEASE

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BUILDING SPECS



TOTAL SQUARE FEET	46,018 SF
OFFICE	BTS
BUILDING DEPTH	180'
CLEAR HEIGHT	32'
DOCK DOORS	15 Dock High / 1 Drive-In
CONSTRUCTION	Tilt-up concrete with cast in place thin brick veneer
LIGHTING	LED throughout
ROOF	45 mil TPO
SLAB	7" Re-unforced 4,000 PSI
COLUMN SPACING	60' x 50'
TRUCK COURT DEPTH	125'
AUTO PARKS	113
SPRINKLER	ESFR
ADDITIONAL FEATURES	1.1 miles to I-85 4.3 miles to I-285

PARK HIGHLIGHTS



LIGHT INDUSTRIAL
ZONING



32' CEILING
HEIGHTS



DOCK HIGH AND
DRIVE IN LOADING



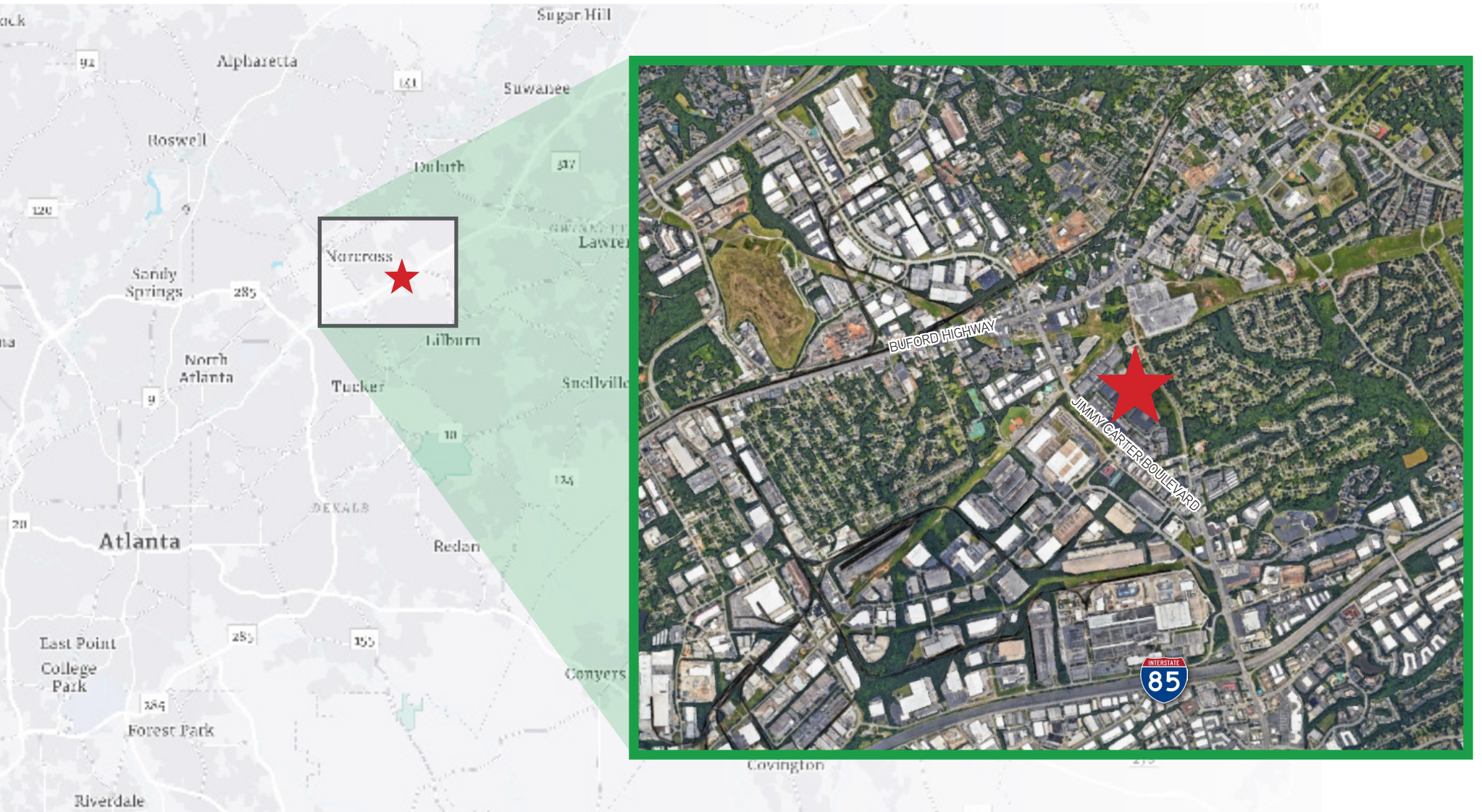
TILT-UP CONCRETE
WITH BRICK VENEER



1.1 MILES TO I-85
AT EXIT 102

PARK LOCATION

Northbelt Business Park is a 101-acre office, industrial & service center park containing approximately 833,984 SF of high quality warehouse/distribution and office space. This park is strategically located with superior access & visibility inbetween Buford Highway and I-85 just two exits south of Gwinnett Place Mall (Pleasant Hill Road) and four exits north of the I-285 interchange.





NORTHBELT

BUSINESS PARK

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