

GEORGIA INNOVATION PARK

2460 MOUNTAIN INDUSTRIAL BOULEVARD, TUCKER, GA, 30084



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Property Highlights

Rare opportunity to own or lease a second generation lab building in Atlanta MSA

- Two Story Office/Laboratory Building
- Existing Space: 61,024 RSF
- Pad Site (Included): Can Accommodate an Additional 232,000 RSF
- Total Potential Space: 293,024 RSF
- Total Site: Approximately 6.96 Acres
- Parking: 156 Surface Spaces 2.56/1,000 SF
- Zoning: M (Light Industrial)
- Building Completed: Q4 2016
- Tilt-Up Slab Construction
- Generator and UPS

DISTANCE TO:

4.8 miles

MERCER UNIVERSITY

9.9 miles

EMORY UNIVERSITY

14.9 miles

GEORGIA STATE UNIVERSITY

16.3 miles

GEORGIA TECH

19.0 miles

SPELMAN COLLEGE

19.1 miles

MOREHOUSE COLLEGE

30.1 miles

HARTSFIELD-JACKSON INT'L AIRPORT

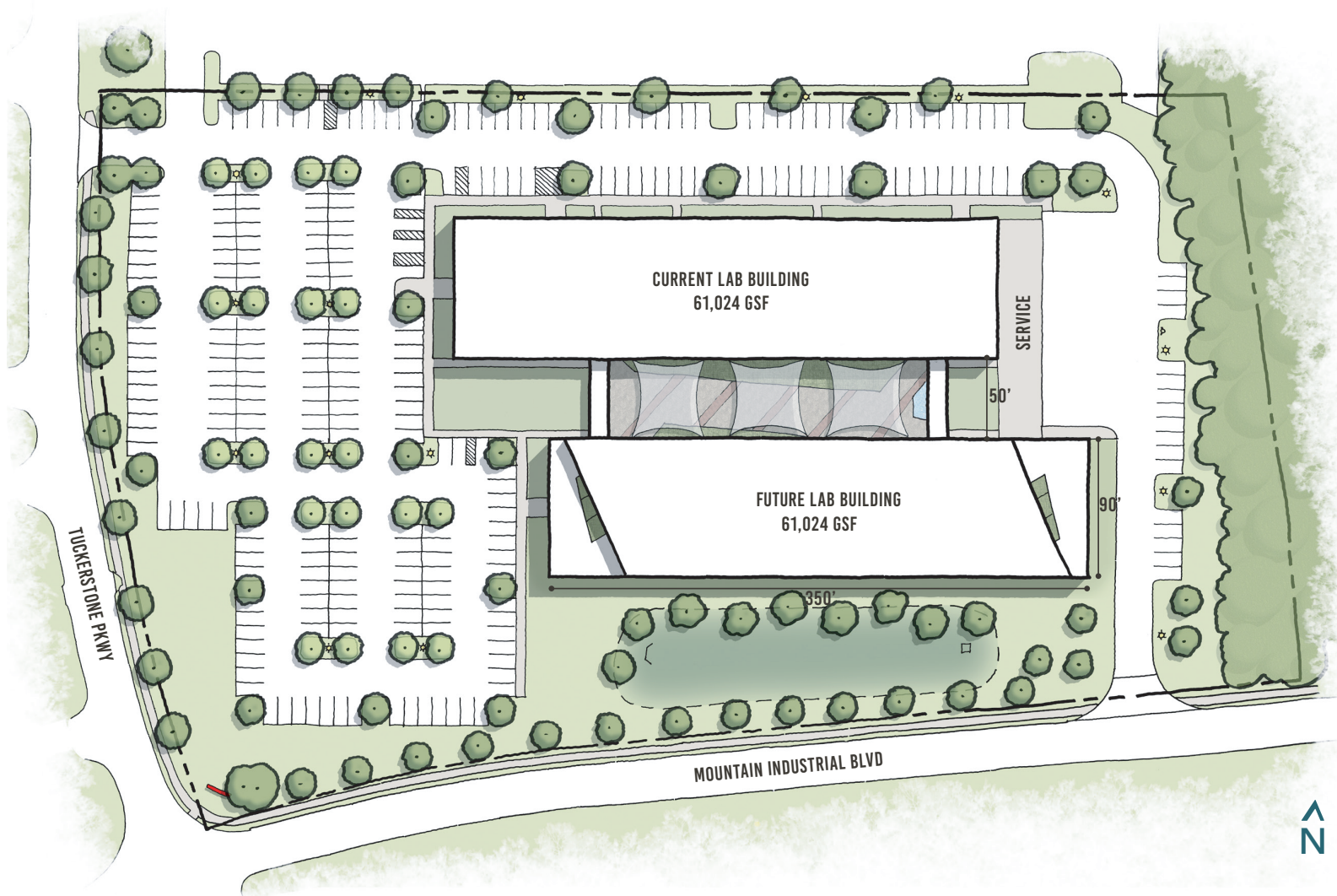


CLIA & CAP
Certified Lab

Existing Site Plan



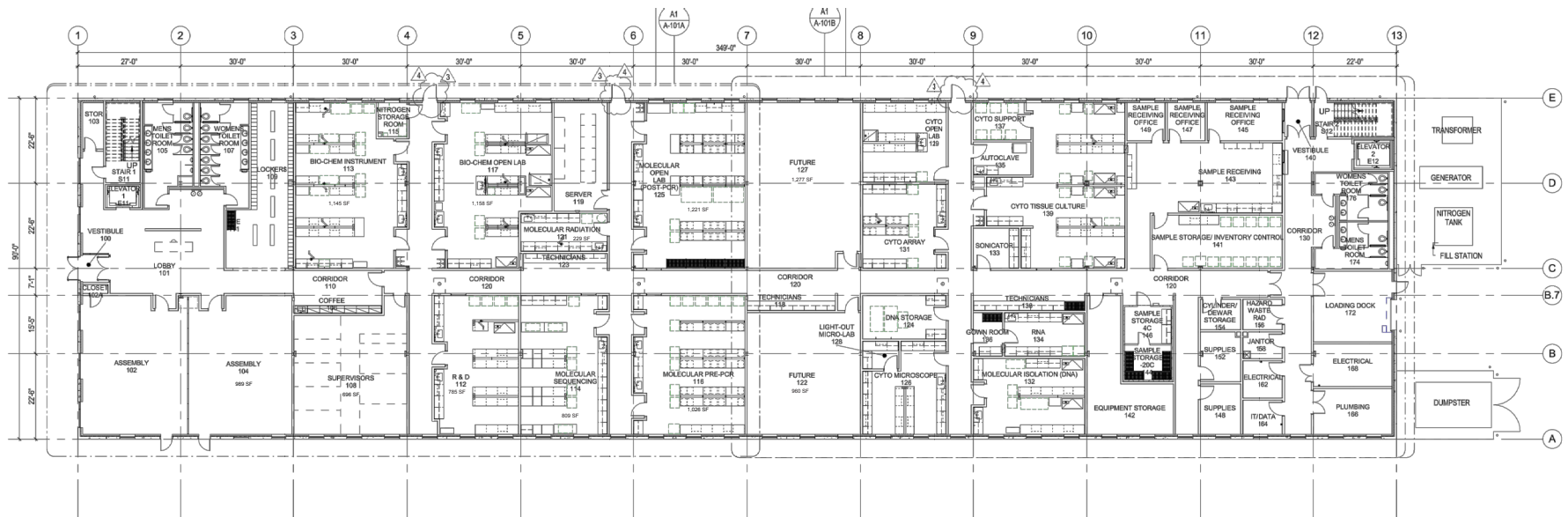
Proposed Site Plan



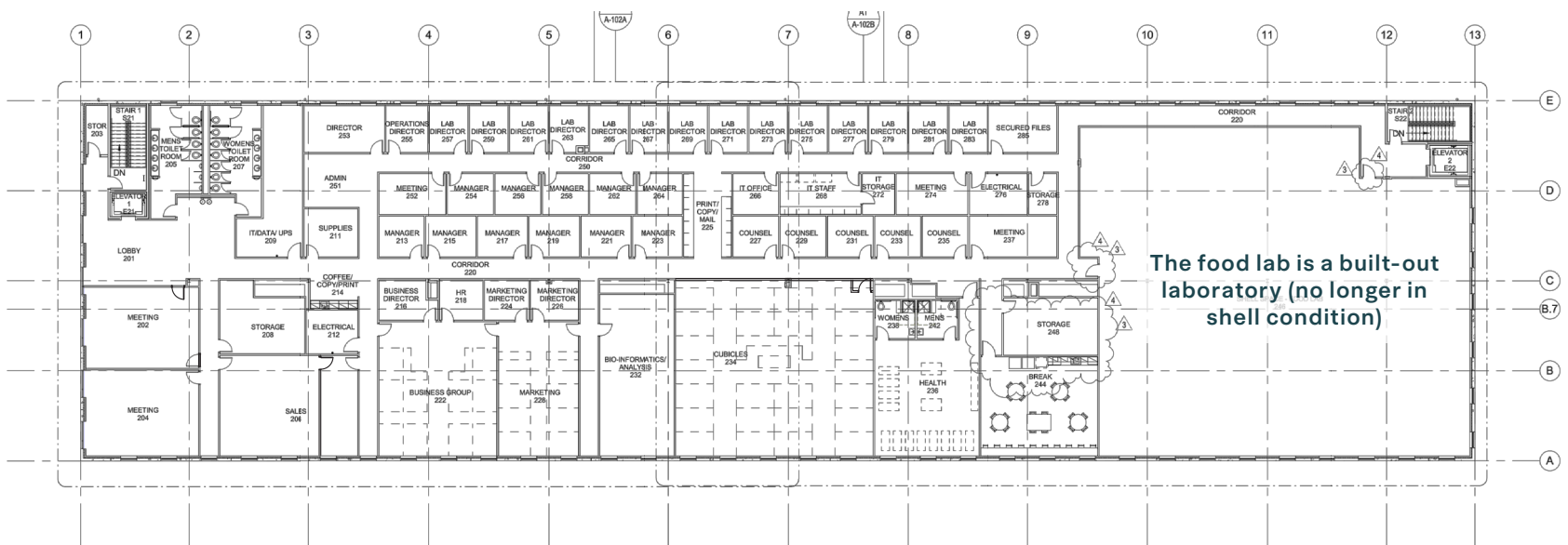
Floor Plan

FIRST FLOOR

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SECOND FLOOR



The food lab is a built-out laboratory (no longer in shell condition)

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