

**81,000 SF**  
**STAND-ALONE**  
**CLASS A INDUSTRIAL**  
**BUILDING**

# GWINNETT PARK LEGACY

**4366 PARK DRIVE | DULUTH, GA 30093**

**TCG** | TRIDENT  
CAPITAL GROUP

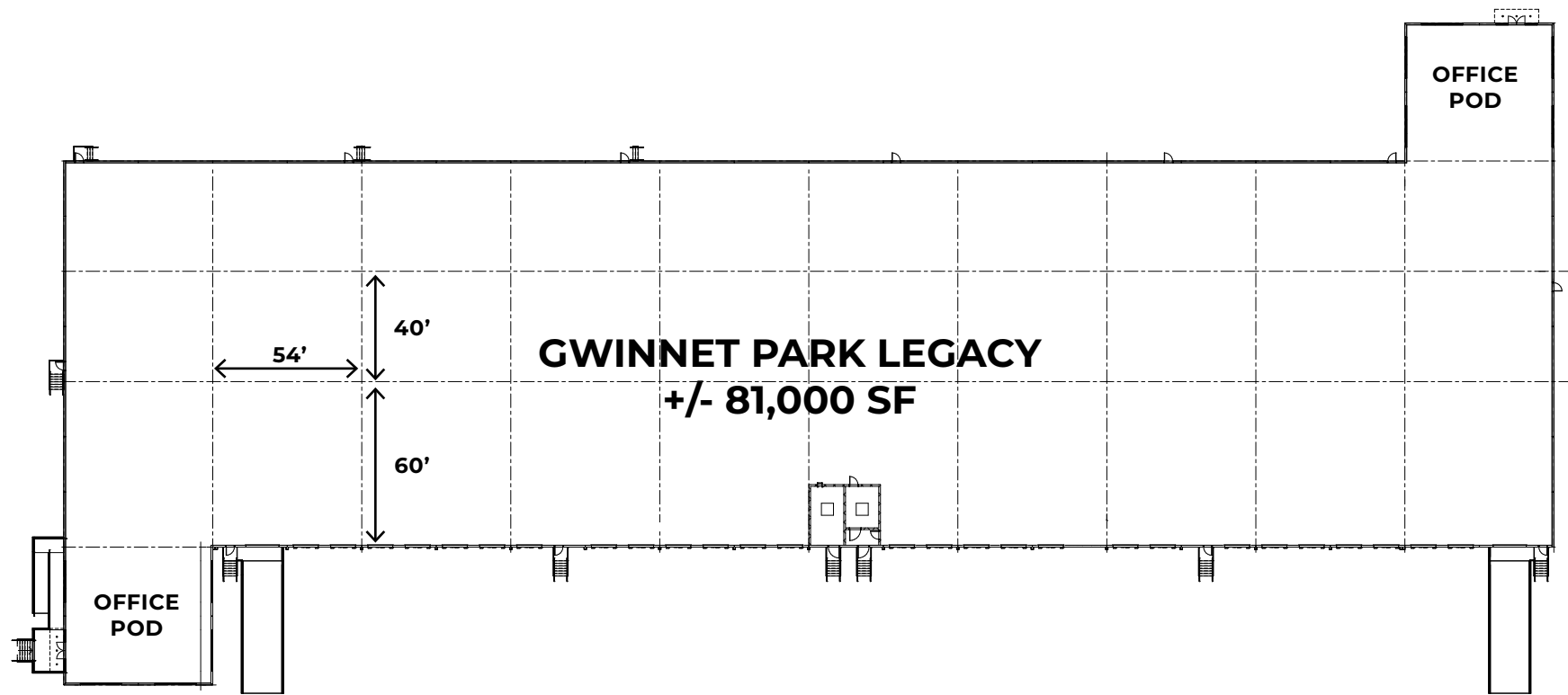
**NDG**

NATIVE  
DEVELOPMENT  
GROUP

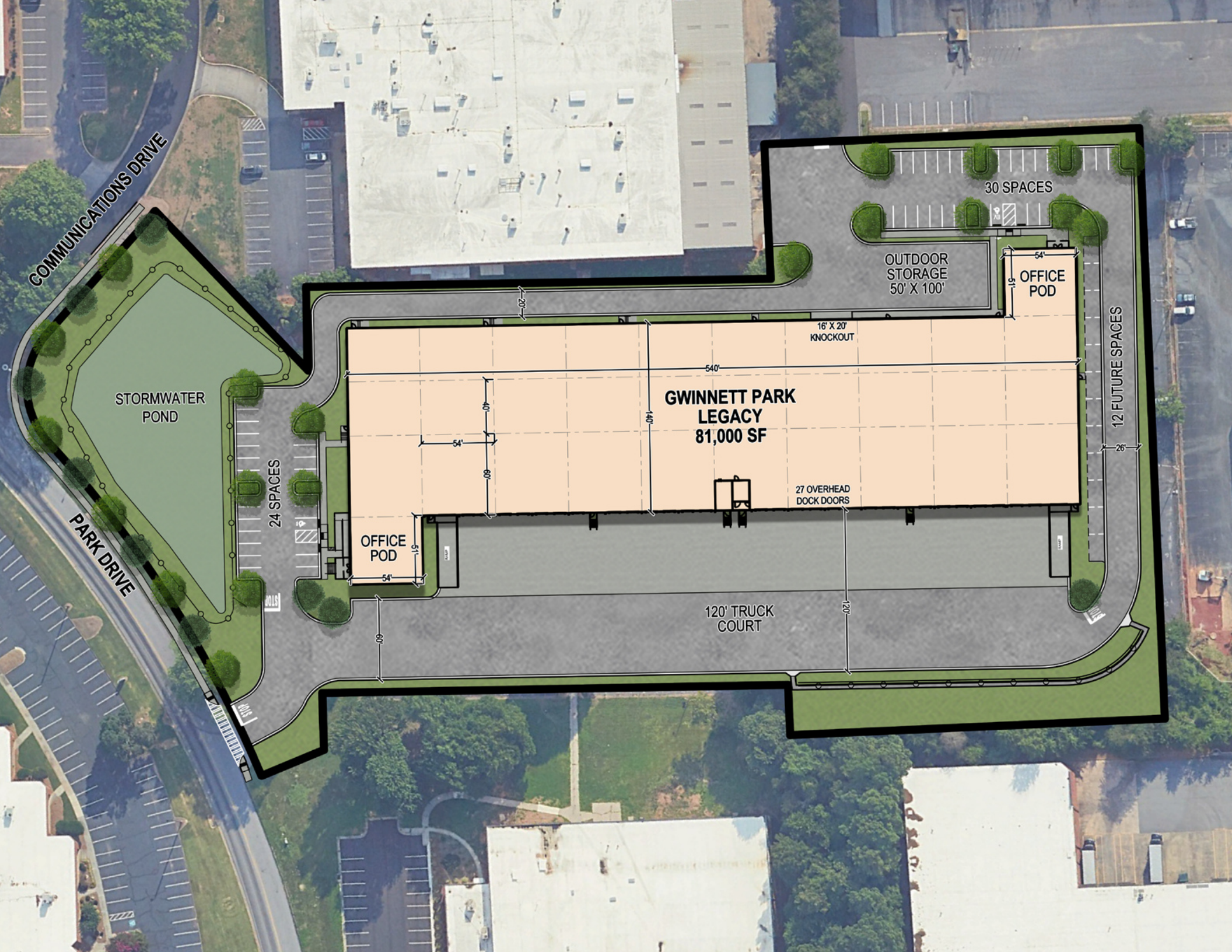
**CBRE**

# INFILL LOCATION WITHIN A PROVEN SUBMARKET

|                       |                                       |                 |                                                         |             |                                                         |
|-----------------------|---------------------------------------|-----------------|---------------------------------------------------------|-------------|---------------------------------------------------------|
| Available SF          | ±81,000 SF (divisible to ±40,000 SF)  | Parking         | 50 spaces + 4 HC (expandable to another 19 spaces)      | Floor Slab  | 6" – 4000 PSI over 6" soil cement; 10-mil vapor barrier |
| Site                  | ±6.297 acres                          | Dock High Doors | 26 dock-high (9' x 10')                                 | Roof        | 60-mil TPO, R-20 (R-25 office), 20-yr warranty          |
| Building Clear Height | 32' minimum (after first girder line) | Drive-in Doors  | 2 drive-in doors (12' x 14'), 1 grade level (16' x 20') | Truck Court | 120' deep with 60' concrete aprons                      |
| Building Dimensions   | 140' D X 540' W                       | Outdoor Storage | 50' x 100' with grade level door                        | Power       | 1,600 Amp, 480/230 service — Jackson Electric EMC       |
| Column Spacing        | 54' W x 40' D, with 60' speed bay     | Construction    | Tilt-wall panels, 7¼"–10", 4000 PSI concrete            | Sprinkler   | ESFR                                                    |







COMMUNICATIONS DRIVE

PARK DRIVE

STORMWATER POND

24 SPACES

OFFICE POD

**GWINNETT PARK  
LEGACY  
81,000 SF**

16' X 20' KNOCKOUT

27 OVERHEAD DOCK DOORS

120' TRUCK COURT

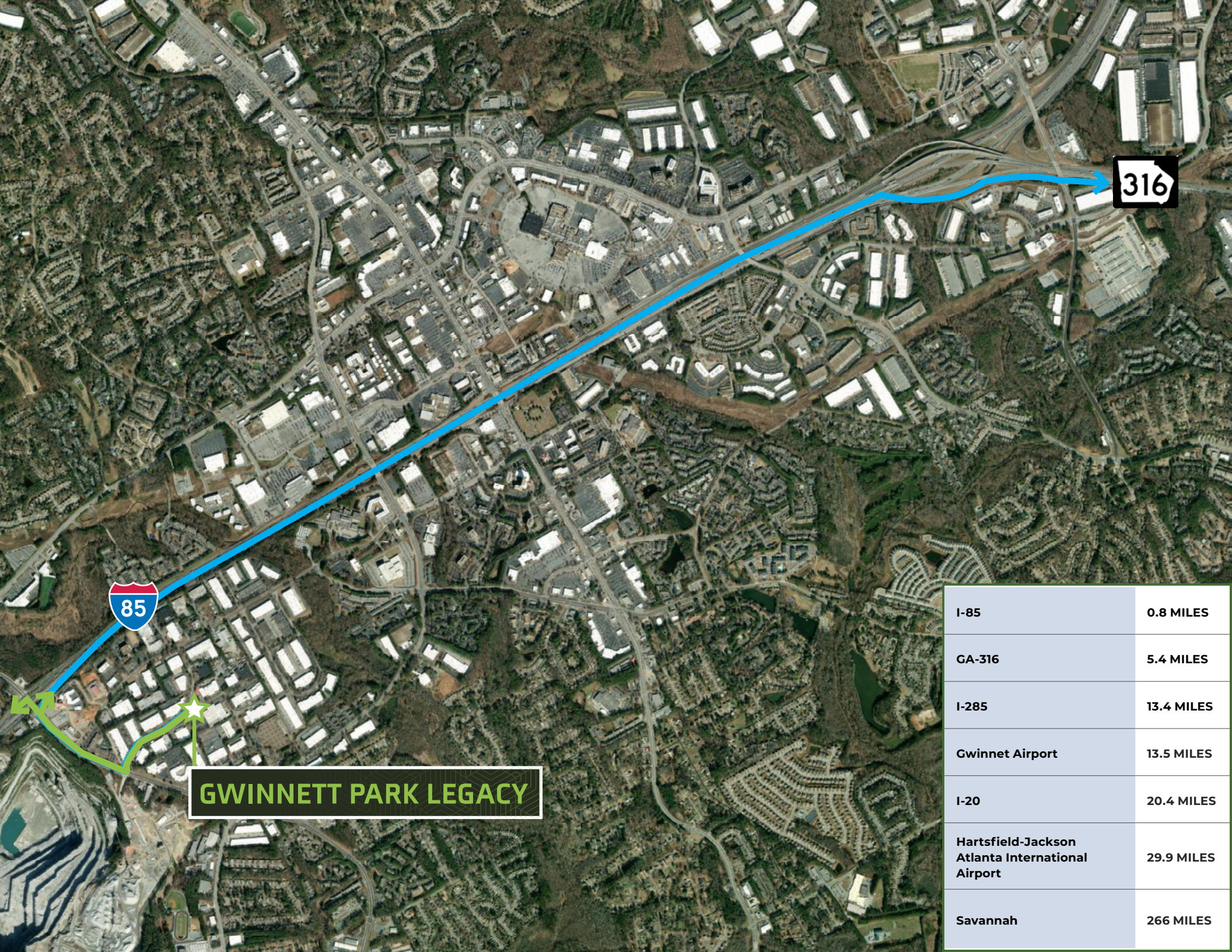
OUTDOOR STORAGE  
50' X 100'

OFFICE POD

30 SPACES

12 FUTURE SPACES

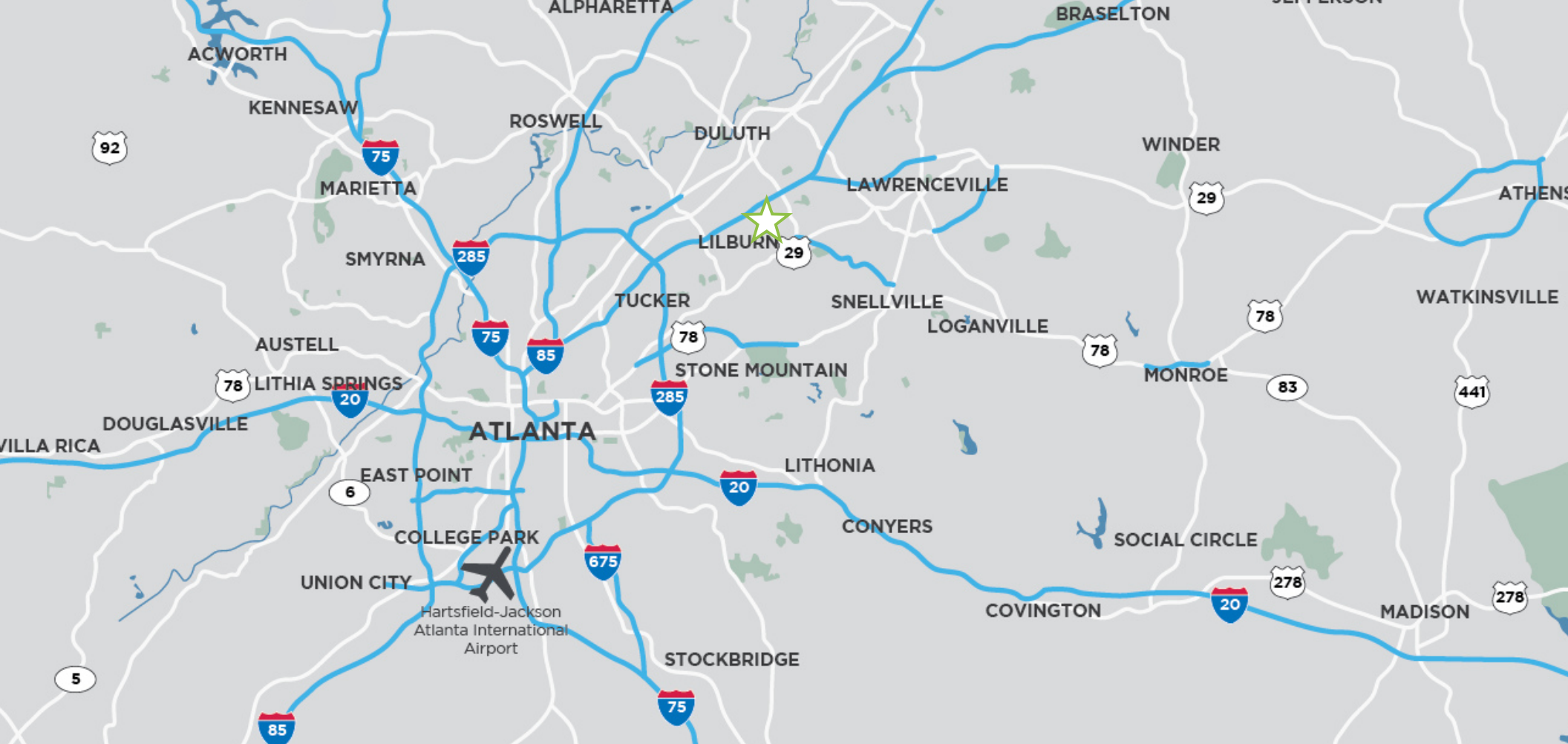




**GWINNETT PARK LEGACY**

|                                                        |            |
|--------------------------------------------------------|------------|
| I-85                                                   | 0.8 MILES  |
| GA-316                                                 | 5.4 MILES  |
| I-285                                                  | 13.4 MILES |
| Gwinnet Airport                                        | 13.5 MILES |
| I-20                                                   | 20.4 MILES |
| Hartsfield-Jackson<br>Atlanta International<br>Airport | 29.9 MILES |
| Savannah                                               | 266 MILES  |





## FOR MORE INFORMATION, PLEASE CONTACT:

### MARK HAWKS, SIOR

+1 404 580 4694  
mark.hawks@cbre.com

### TODD BARTON, SIOR

+1 770 596 3182  
todd.barton@cbre.com

### JOANNA BLAESING, SIOR

+1 404 314 7376  
joanna.blaesing@cbre.com

### MATT HIGGINS

+1 404 895 0483  
matt.higgins@cbre.com

### CBRE, INC.

+1 404 504 7900  
cbre.com/atlanta

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