

385 Brogdon Road
Suwanee, GA 30024

FOR SALE

\$2,100,000



Icon Commercial Interest, LLC
3475 Lenox Road, Suite 740
Atlanta GA 30305

Phone 404-261-1211
Fax 404-365-9012

EXCLUSIVELY MARKETING BY:

Joey Howie
Vice President

Phone 404-812-8976
Mobile 678-757-5639
Email jhowie@iconcommercial.com

385 Brogdon Road
Suwanee, GA 30024

Available Quickly (30 - 90 days)

FEATURES

- + 8,118 square feet building
- + 1.10 acres of land
- + Free standing & corner lot
- + Built 1997 – Renovated 2015
- + Easy access to I-85
- + 9-foot ceilings
- + C7 Zoning
- + Gwinnett Co – Sugar Hill district
- + 23 Parking Spaces
- + Great condition – currently showroom
- + Roof replaced in 2016
- + Located near Suwanee Town Center



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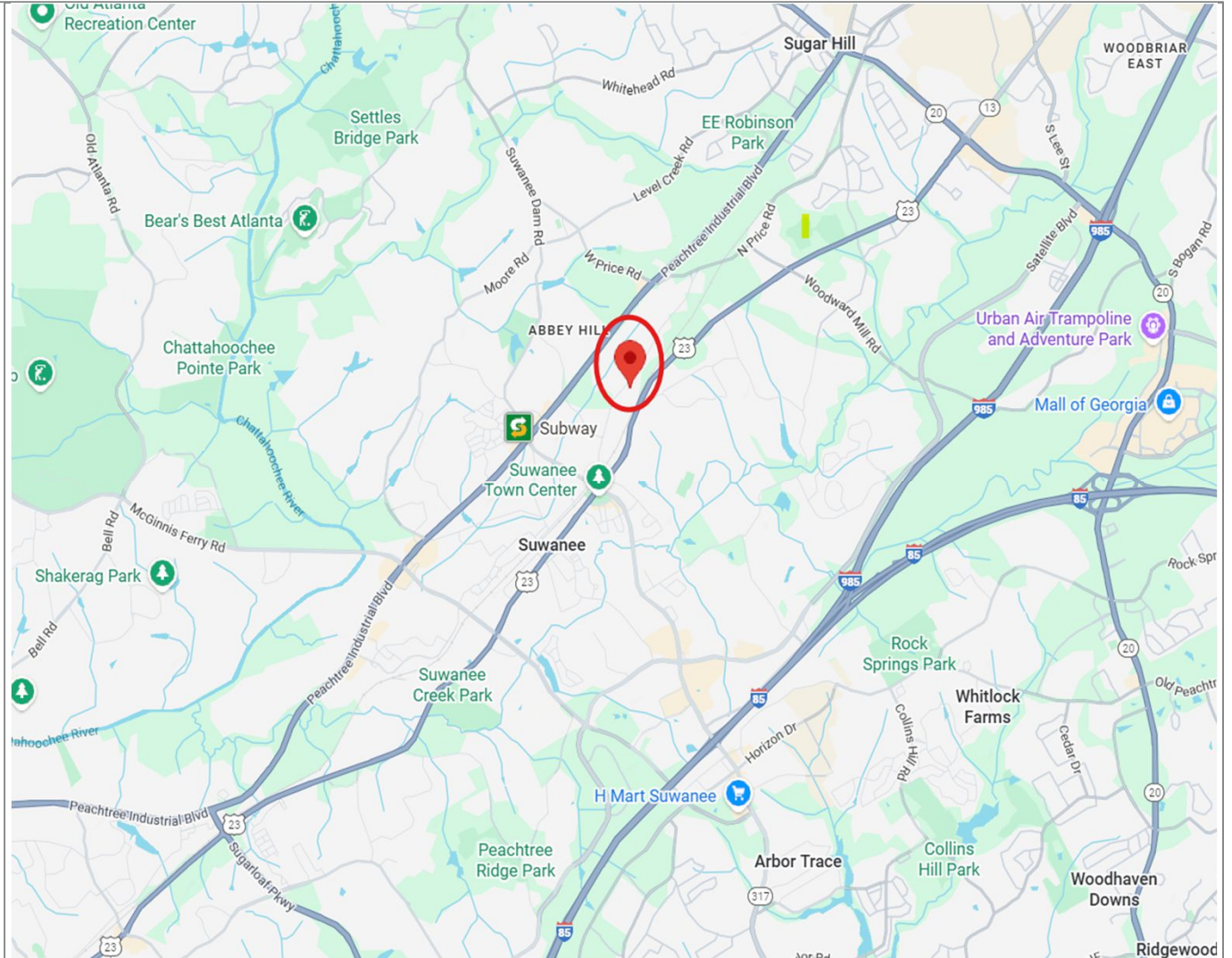
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Location

1 Mile from Suwanee Town Center



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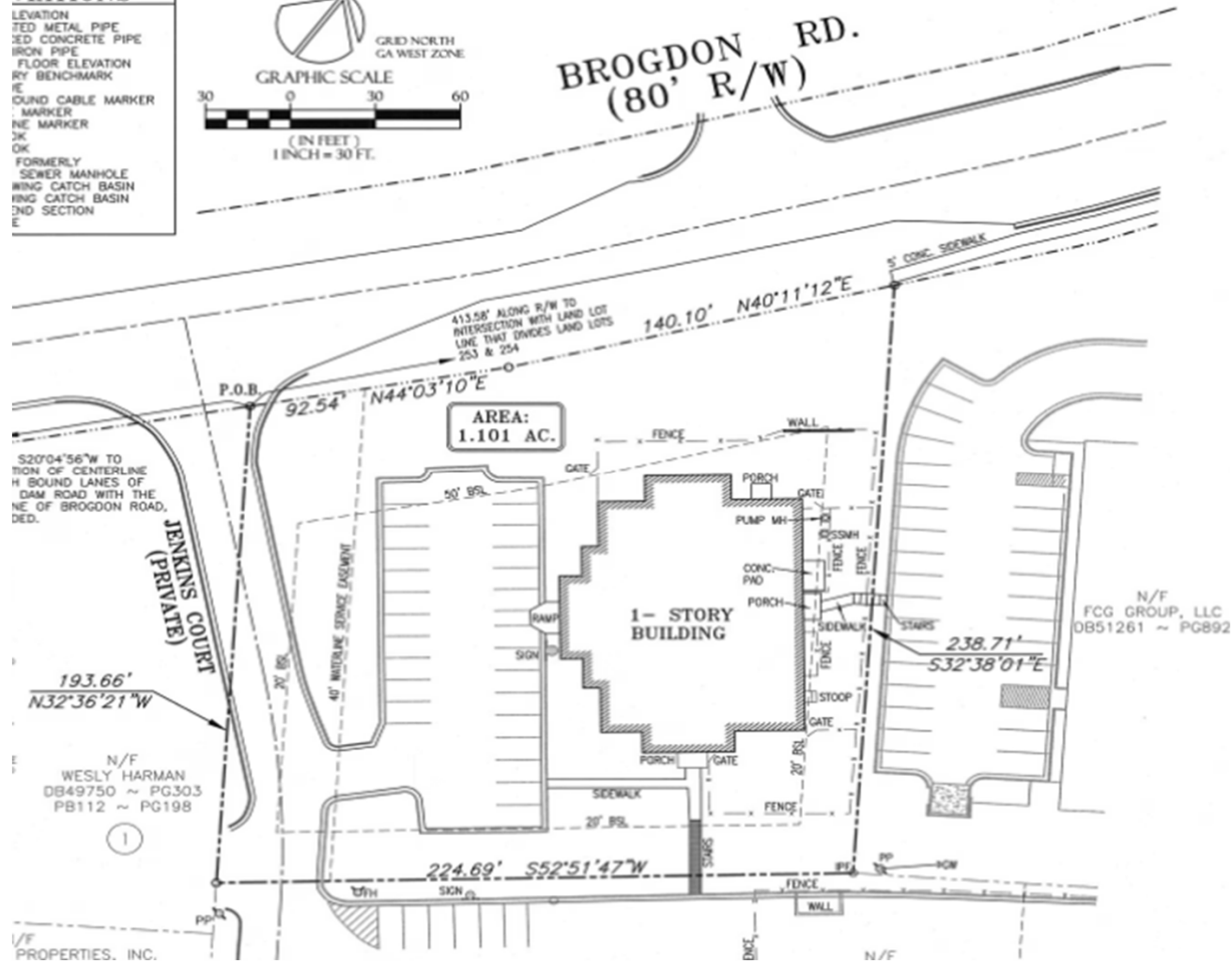
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Site Plan

VIATIONS

LEVATION
DED METAL PIPE
DED CONCRETE PIPE
IRON PIPE
FLOOR ELEVATION
RY BENCHMARK
E
OUND CABLE MARKER
MARKER
NE MARKER
OK
FORMERLY
SEWER MANHOLE
RING CATCH BASIN
RING CATCH BASIN
END SECTION
E



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Photos



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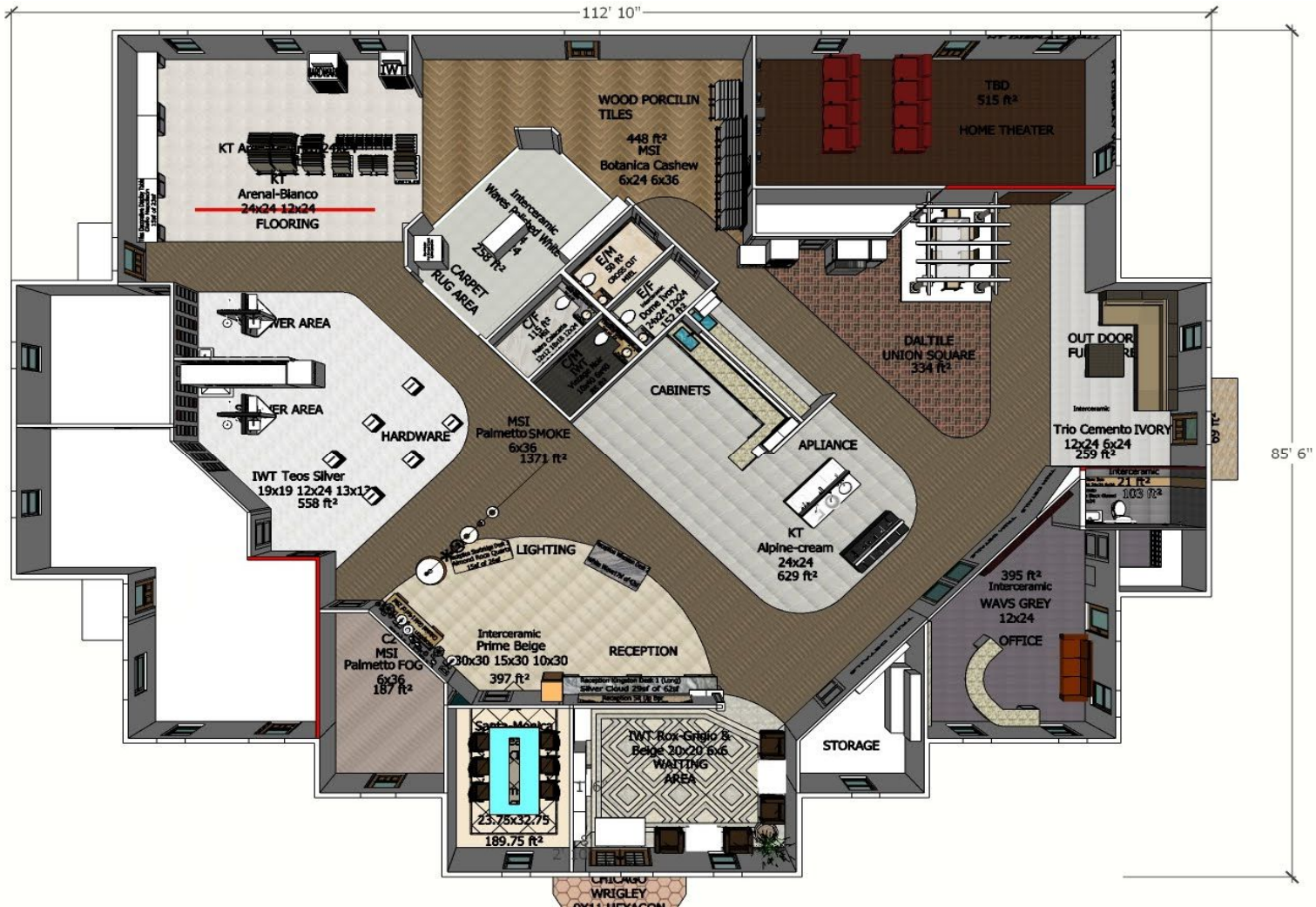
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Building Layout



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