

FOR LEASE

540 Hosea Road

LAWRENCEVILLE, GA 30046

14,850 SF SERVICE FACILITY | 4 - 17.5 USABLE ACRES OUTSIDE STORAGE



FOR MORE
INFORMATION:

MENDY RUDER
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Property Highlights

BUILDING SIZE

14,858 SF Total Building

- 11,337 SF | Shop
- 3,521 SF | Office

OUTSIDE STORAGE

4 - 17.5 AC Usable Acres

- See pg. 3 for options

LOADING

- 8 Oversized Drive Ins (14'H x 16' W)
- 3 Grade Level Drive-In Doors (12'H x 8'W)
- 3 Pass-Through Bays
- Dock-High Platform

CEILING HEIGHT

21.5' - 25' clear height

ZONING

Light Manufacturing (LM) | City of Lawrenceville

FEATURES

Covered Outdoor Storage



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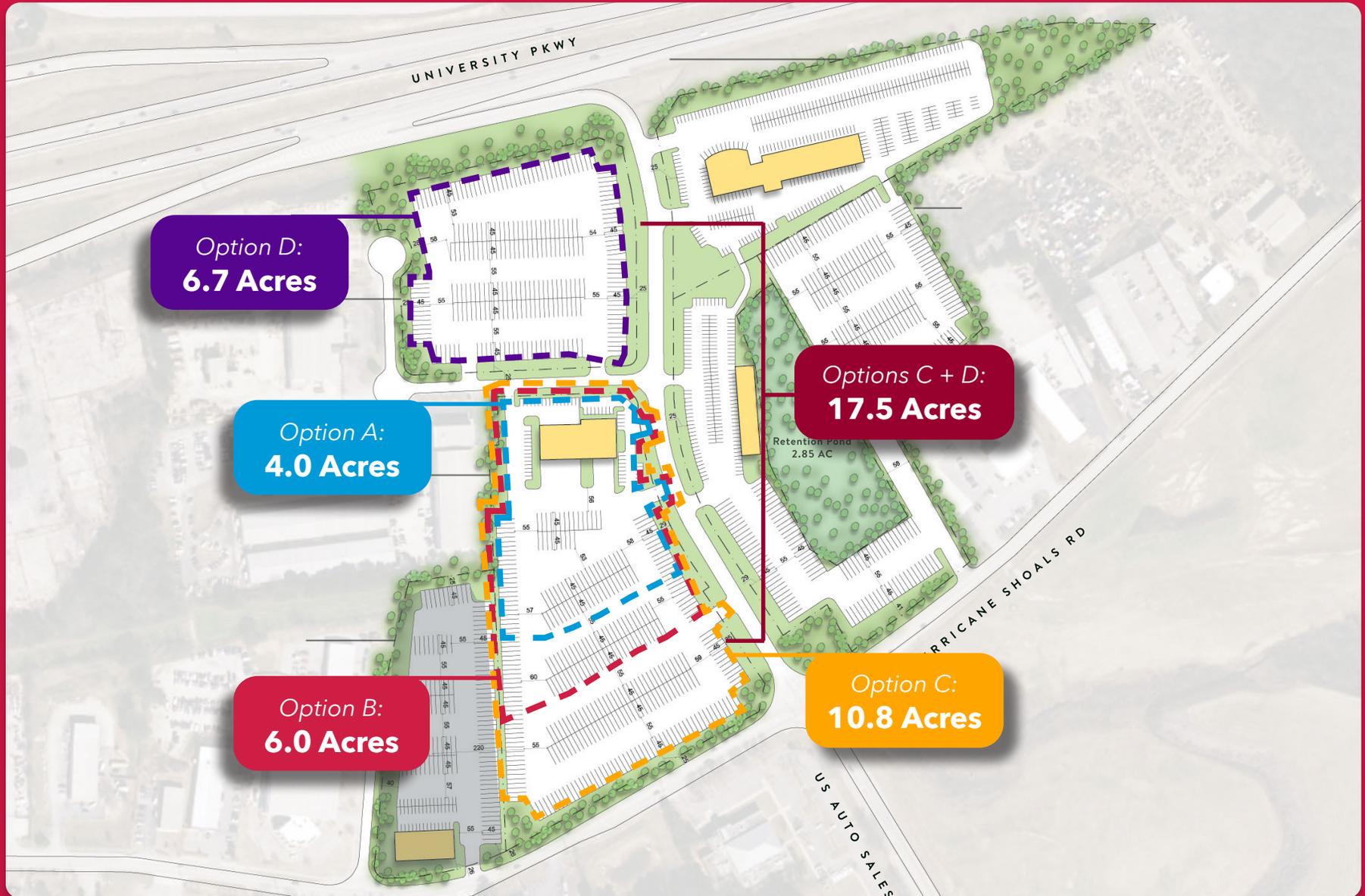
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Site Plan Options

- Location Highlights
- Property Specifications
- Property Summary



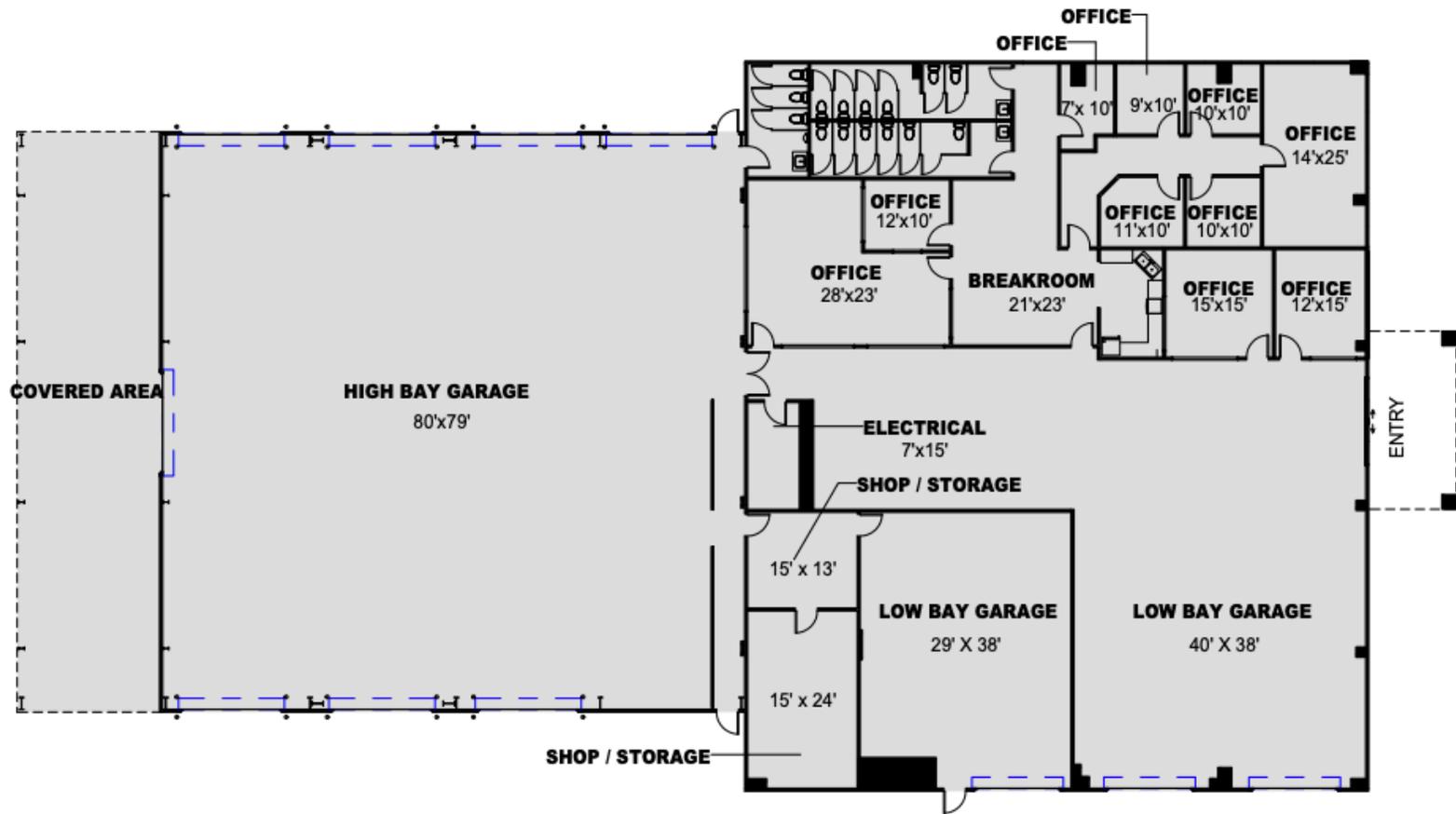
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Floor Plan

- Property Summary
- Property Specifications
- Location Highlights



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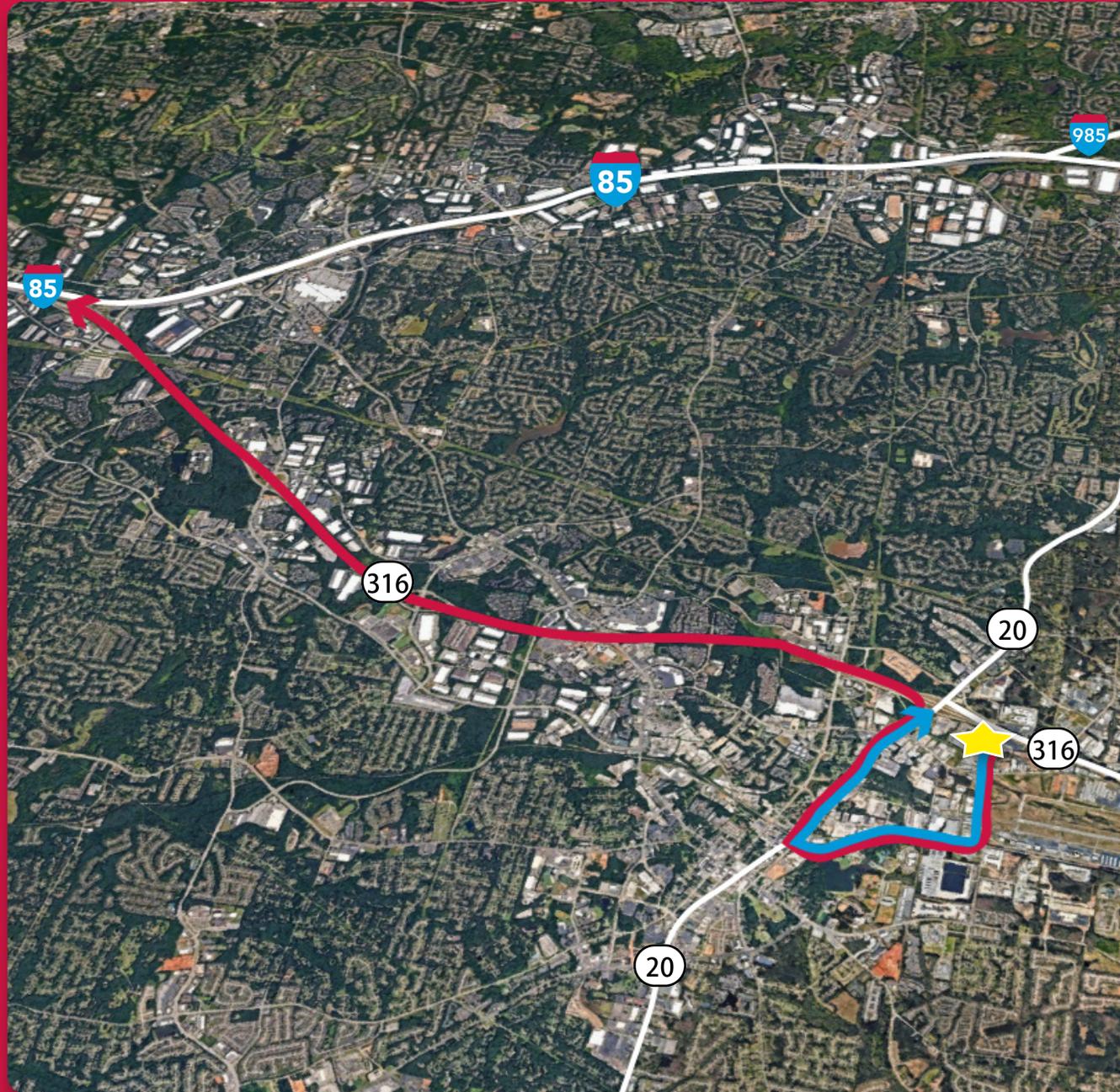
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Location Highlights

KEY DISTANCES

-  540 Hosea Road
-  8 miles (via GA-316)
-  9.5 miles (via SR 20)
-  5 mins to GA-316 (via Hurricane Shoals Rd)
-  13 mins to I-85 (via GA-316)



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