

HOLCOMB BRIDGE BUSINESS CENTER



Suites Starting at
\$2,810/Month



Industrial/Flex Buildings For Lease

2660 HOLCOMB BRIDGE RD, ROSWELL, GA 30076



PROPERTY OVERVIEW & AVAILABILITY

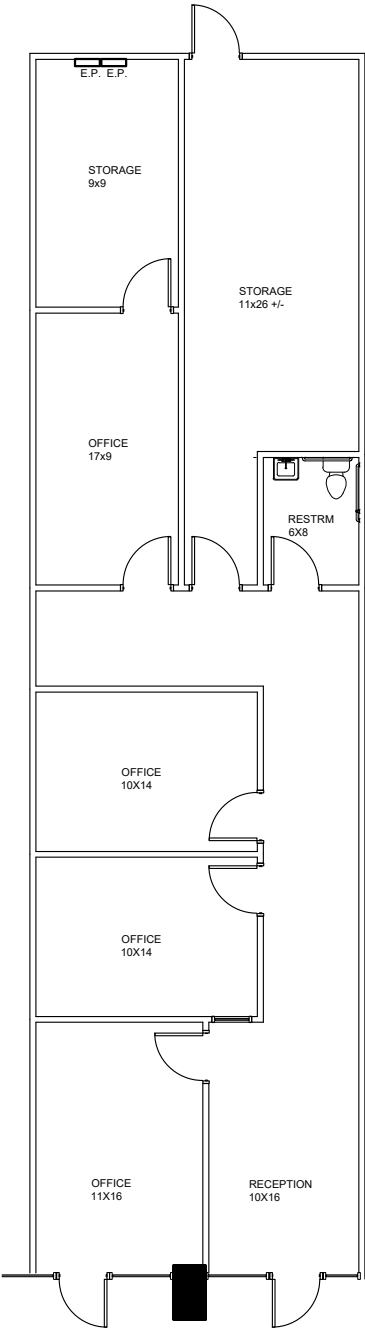
- Three Single Story Flex Warehouses
- Built 1986 | Renovated 2024
- Zoning OP - Office Park
- Ceiling Height: 14'
- Loading Dock or Drive-In
- Parking Ratio: 2.99 / 1,000 SF
- 3.5 Miles from GA-400
- Holcomb Bridge Road - 37,602 Vehicles per Day
- \$151,953 3-Mile Average Household Income

AVAILABLE SPACES

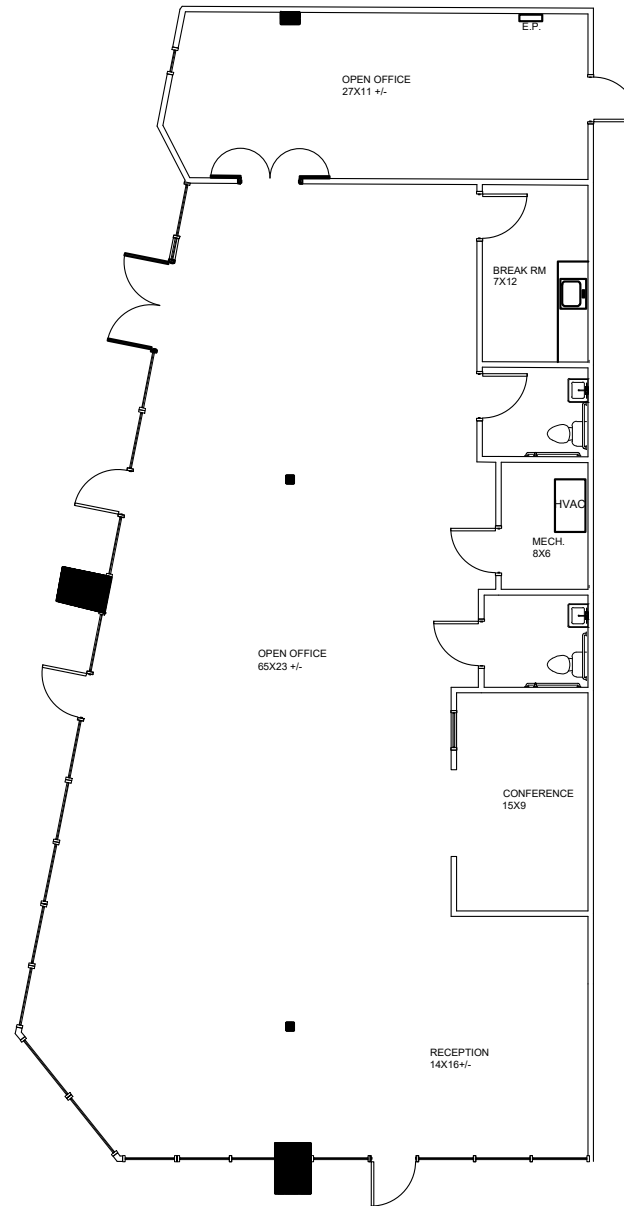
SUITE	UNIT DESCRIPTION
Suite 206	1,522 SF 100% Office
Suite 214	2,840 SF 100% Office
Suite 220	3,870 SF 1 Drive In Door 82% Warehouse, 18% Office
Suite 320	3,350 SF 1 Drive In Door 65% Warehouse, 35% Office
Suite 322	1,954 SF 1 Drive In Door 70% Warehouse, 30% Office est. Feb. 2026
Suite 324	1,710 SF 1 Drive In Door 65% Warehouse, 35% Office est. Feb. 2026
Suite 330	4,467 SF 1 Drive In Door 85% Warehouse, 15% Office



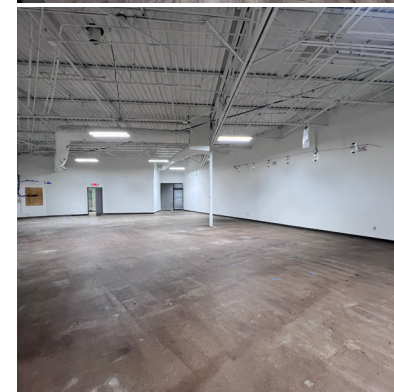
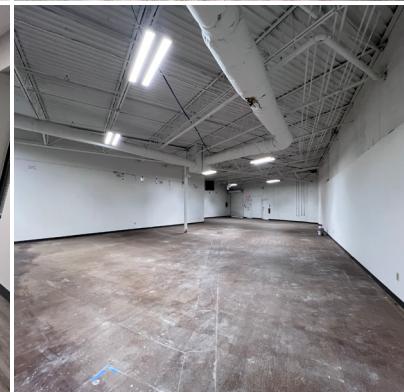
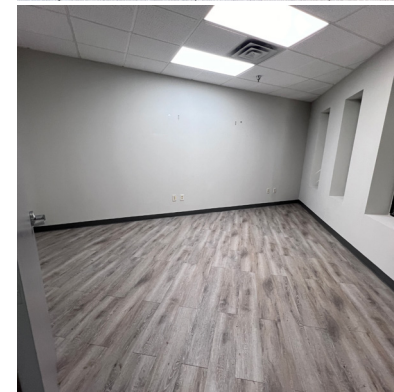
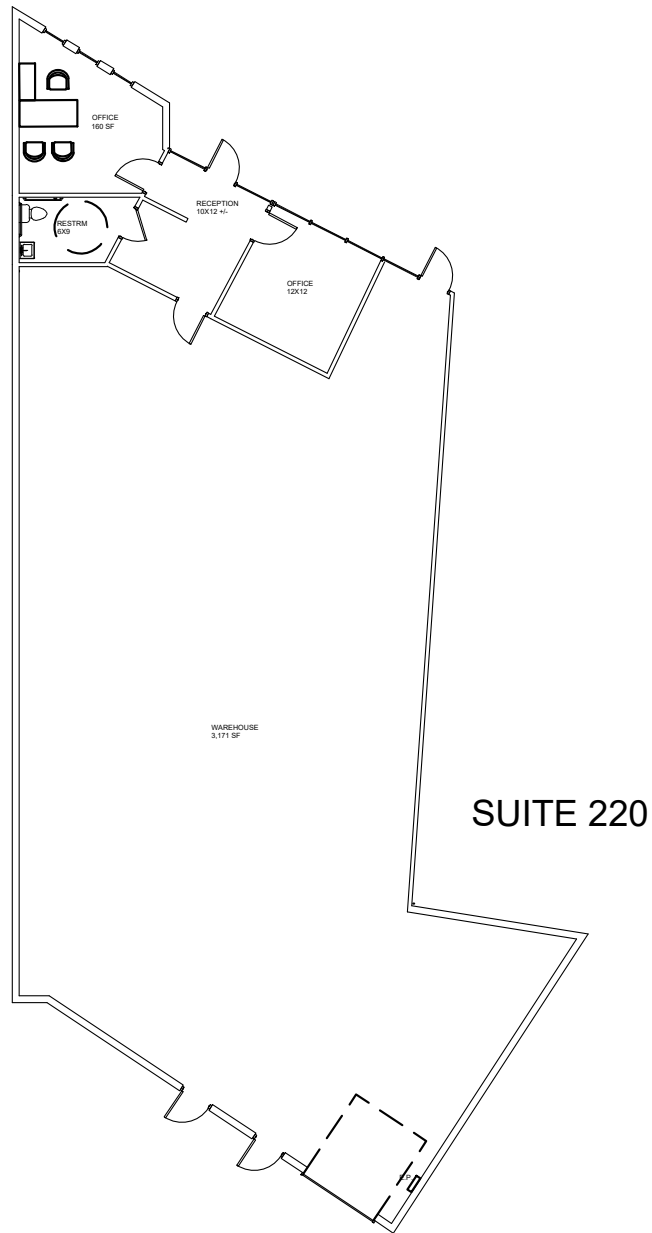
SUITE 206 - 1,522 SF | 100% OFFICE



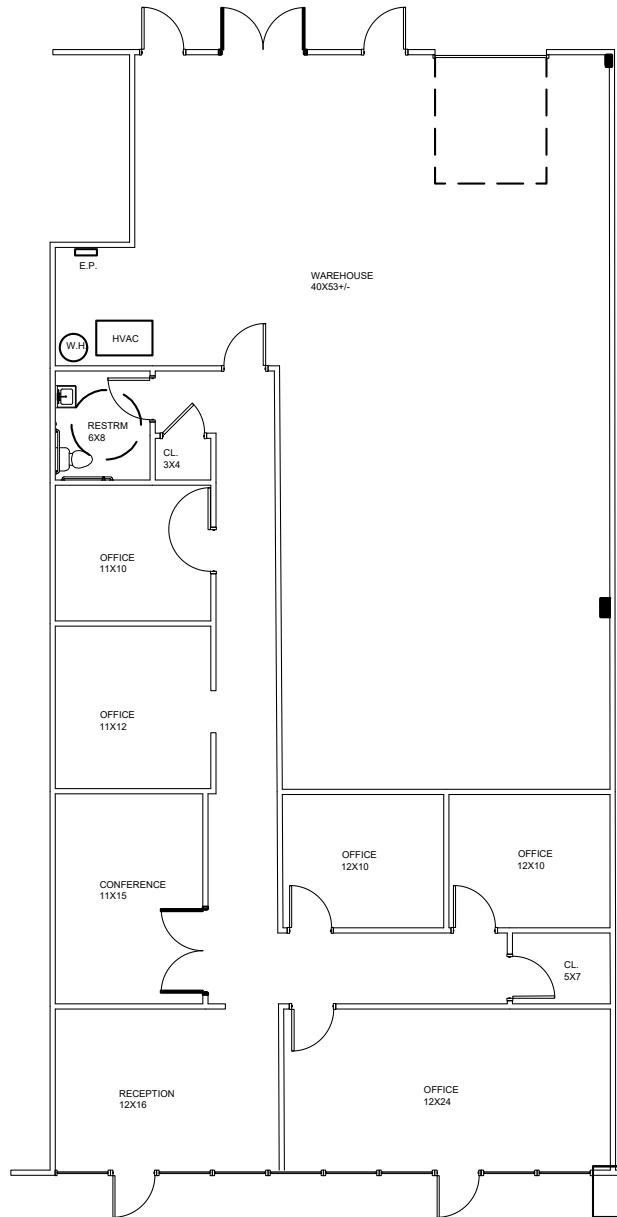
SUITE 214 - 2,840 SF | 100% OFFICE



SUITE 220 - 3,870 SF | 1 DRIVE-IN DOOR | 82% WAREHOUSE, 18% OFFICE

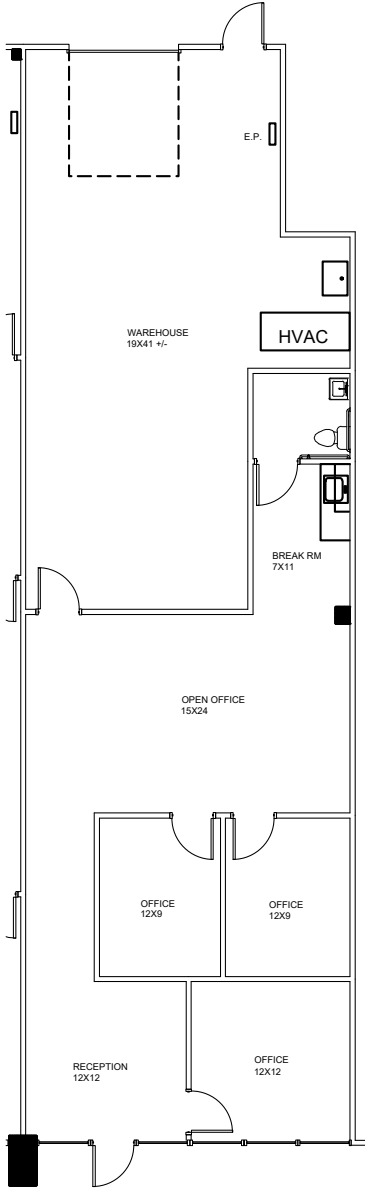


SUITE 320 - 3,350 SF | 1 Drive In Door | 65% WAREHOUSE, 35% OFFICE

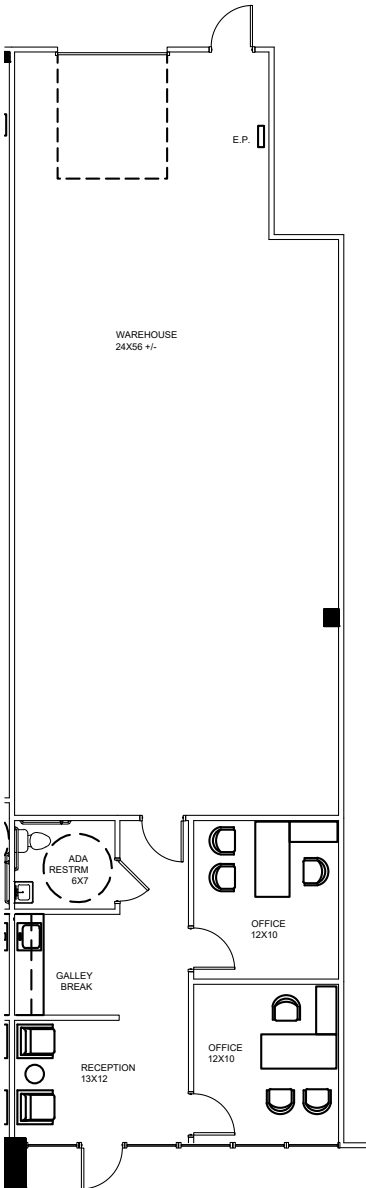


SUITE 322 - 1,954 SF | 1 Drive In Door |
60% WAREHOUSE, 40% OFFICE

AS-BUILT PLAN

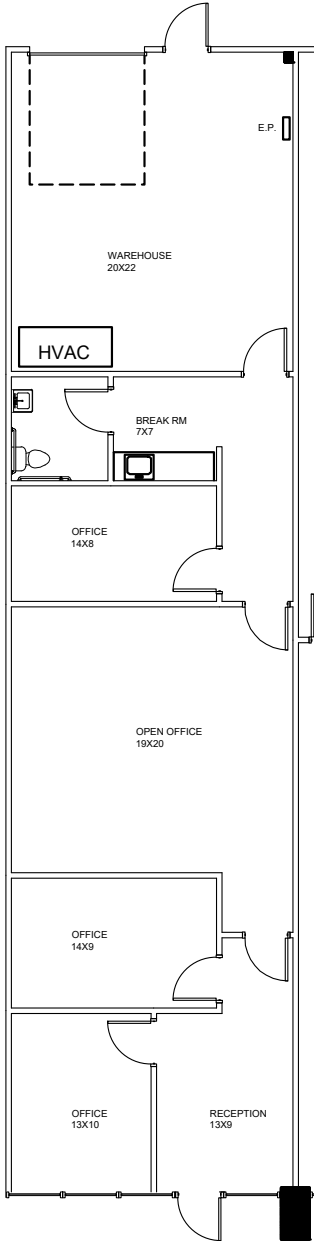


PROPOSED PLAN

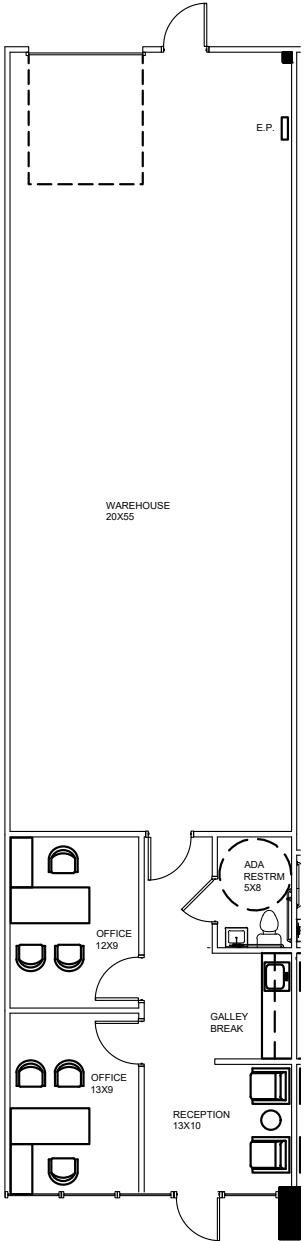


SUITE 324 - 1,710 SF | 1 Drive In Door |
25% WAREHOUSE, 75% OFFICE

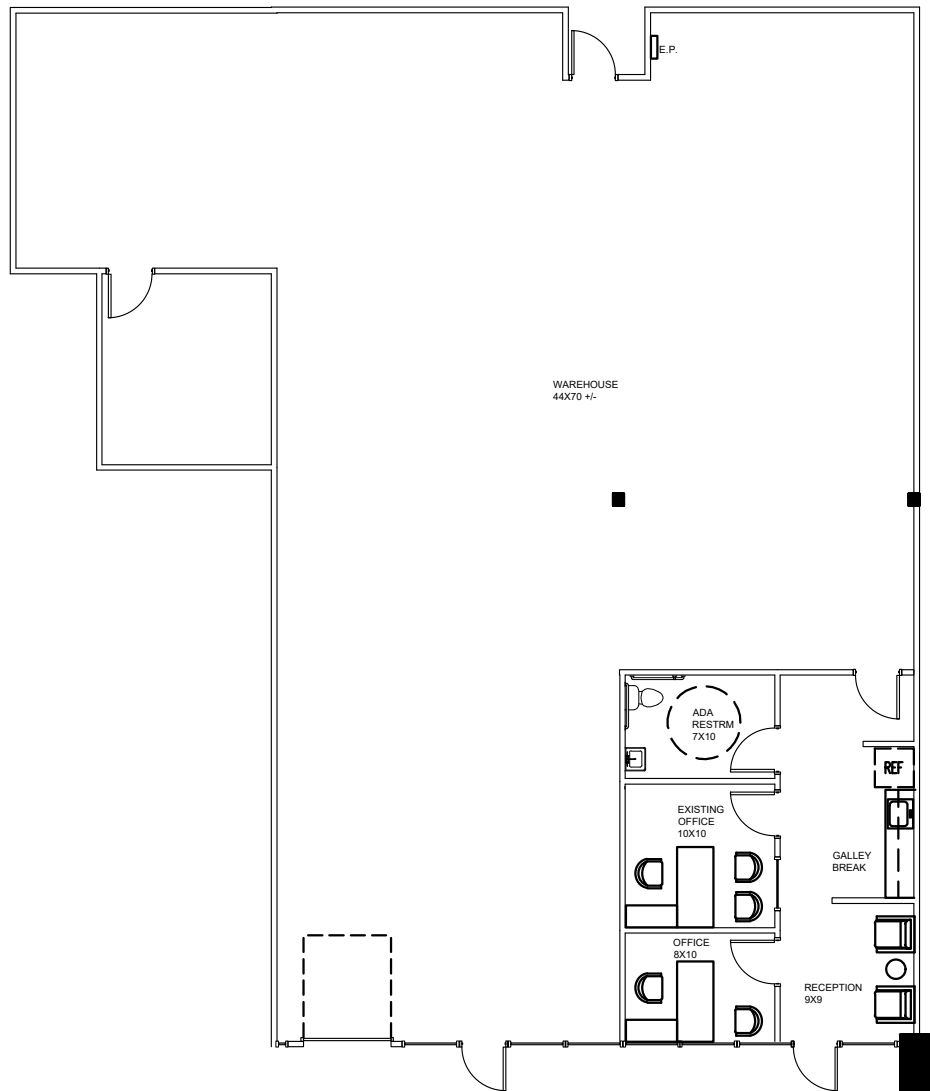
AS-BUILT PLAN



PROPOSED PLAN



SUITE 330 - 4,467 SF | 1 DRIVE IN DOOR | 85% WAREHOUSE, 15% OFFICE



SUITE 330



LOCATION MAP

**THE TOWNES
AT EAST VILLAGE**
65+ RESIDENTIAL UNITS

3.5 MILES
TO GA-400

SUBJECT PROPERTY

ECI DEVELOPMENT:
75,000 SF COMMERCIAL
AND 400+ RESIDENTIAL
UNIT DEVELOPMENT



Holcomb Bridge Rd



- Easy access to Metro Atlanta via GA-400
- Key Industrial and Commerce Hub for North Fulton
- 40 Minutes to Hartsfield Jackson International Airport
- Across from new mixed-use development by ECI Group
- \$151,953 3-Mile Average Household Income

EXCLUSIVELY LISTED BY:



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