

FOR LEASE

Owned and Operated by



4465 COMMERCE DRIVE

Suite 107 | Buford, GA 30518

5,057 SF



**LEASING INFO
& CONTACT**

Kane Chambers 404 812 4084 / kchambers@naibg.com
Liz Haden 404 812 4092 / lhaden@naibg.com

NAIBrannenGoddard

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

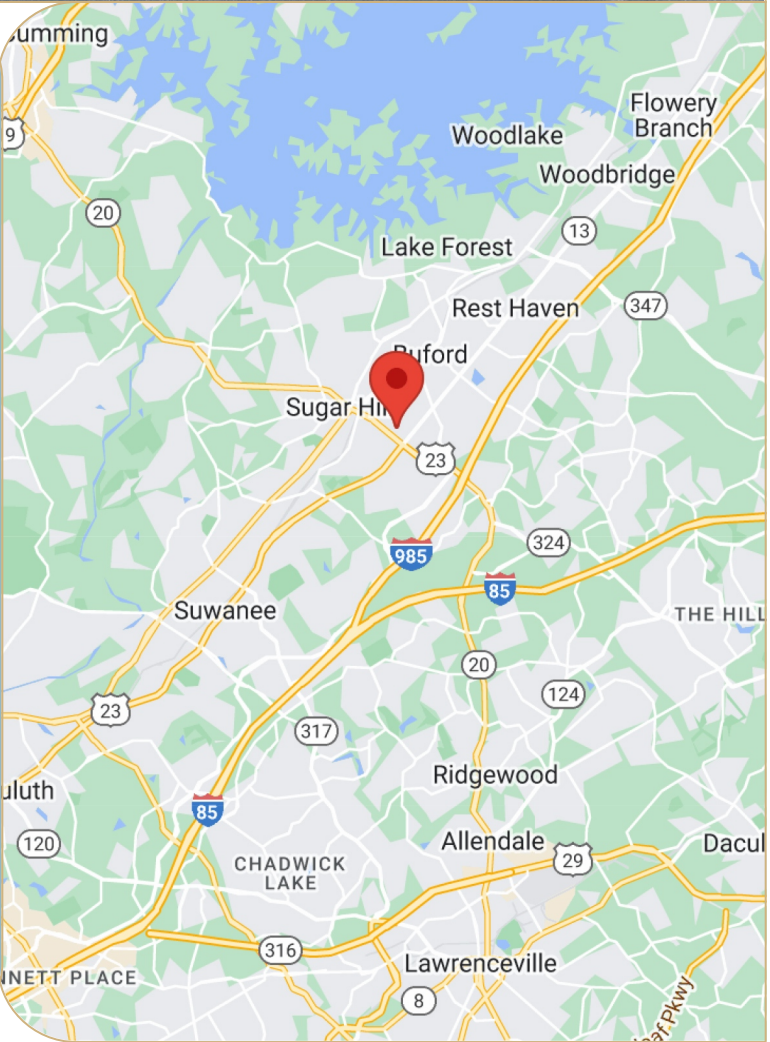


SUITE

Available Space:	5,057 SF
Office Space:	4,100 SF
Dock-High Doors:	1
Drive-In Doors:	1

BUILDING FEATURES

Clear Height:	20'
Building Depth:	130'
Parking:	1/1,000 Parking Ratio
Sprinkler:	Non-ESFR
Brick/Block Construction	





NOTABLE DISTANCES

Highway 20: <0.5 mile

Buford Hwy: < 1 mile

Peachtree Industrial Blvd: 1 mile

I-985: 2 miles (Exit 4)

I-85: 6 miles

AREA AMENITIES & ATTRactions

Located in a master planned business park

Close to Hwy 20 and Buford Hwy

1 Mile West of I-985 at Exit 1

4 Miles from Mall of Georgia

Gwinnett County

Aggressive Owner

KEY PLAN



SUITE 107

Office SF:	4,100
Warehouse SF:	957
Total SF	5,057

