

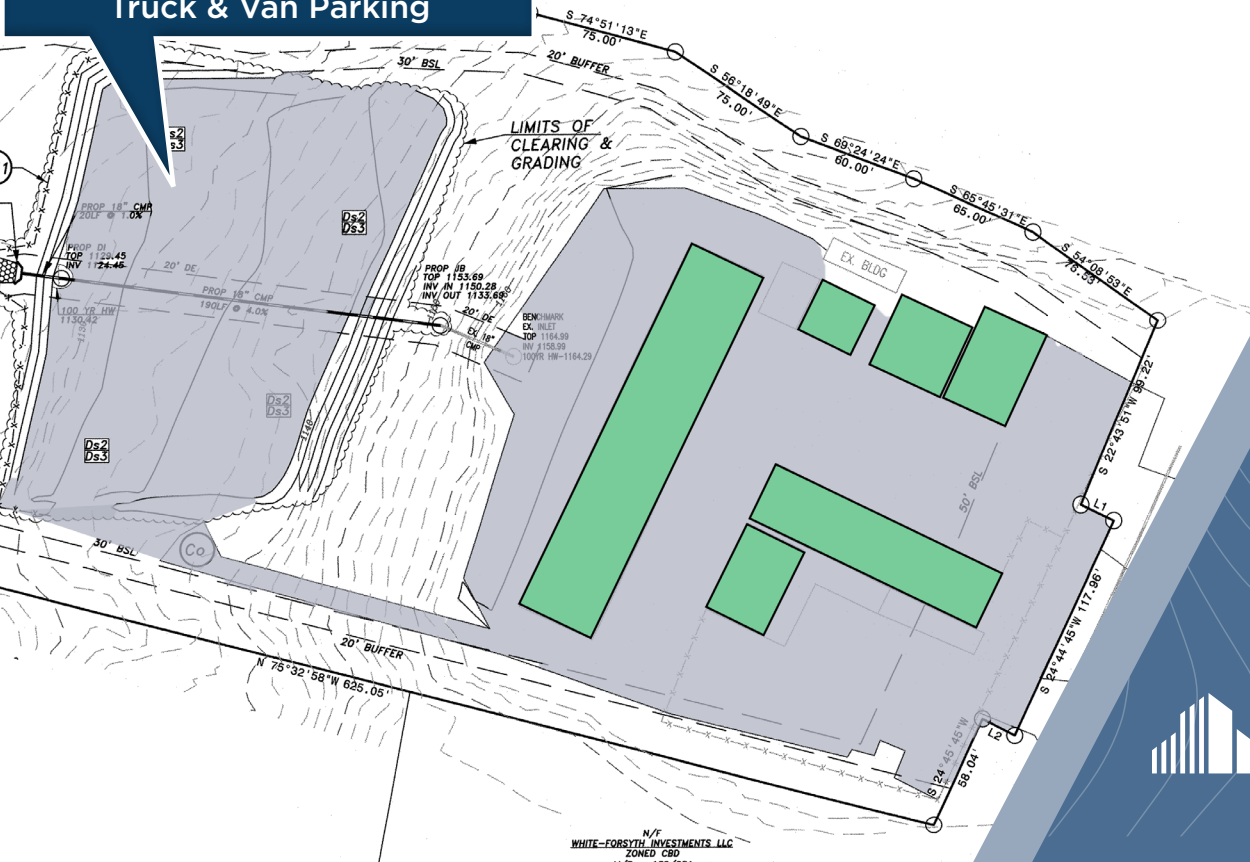


# 3496 PEACHTREE PKY

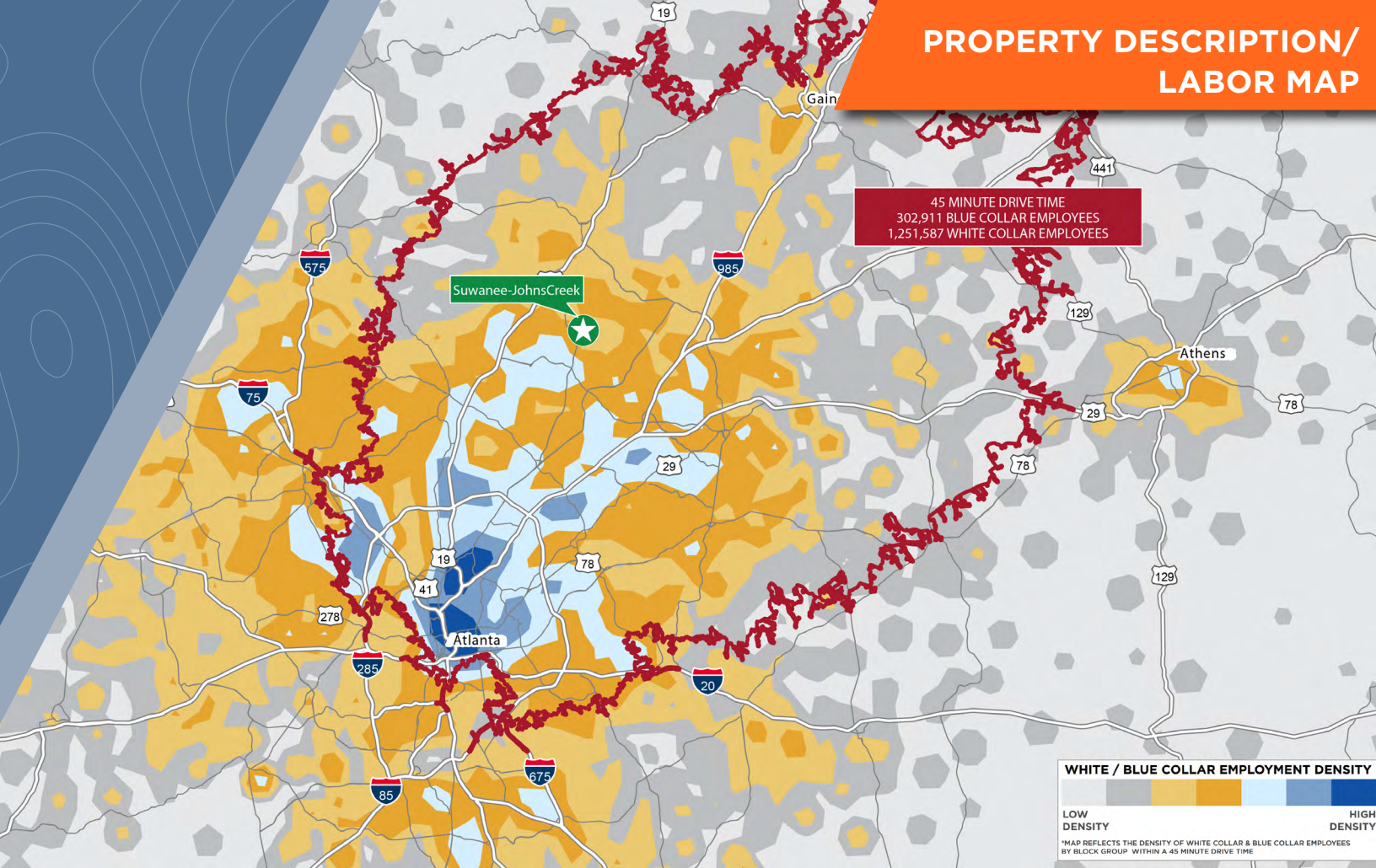
Suwanee, GA 30024

21,400 SF & 4.84 AC FOR LEASE

1 AC Secured Outside Storage/  
Truck & Van Parking



# PROPERTY DESCRIPTION/ LABOR MAP



**SINGLE/MULTI TENANT  
PROPERTY**



**EXPANDABLE  
PARKING**



**SECURED OUTSIDE  
STORAGE**

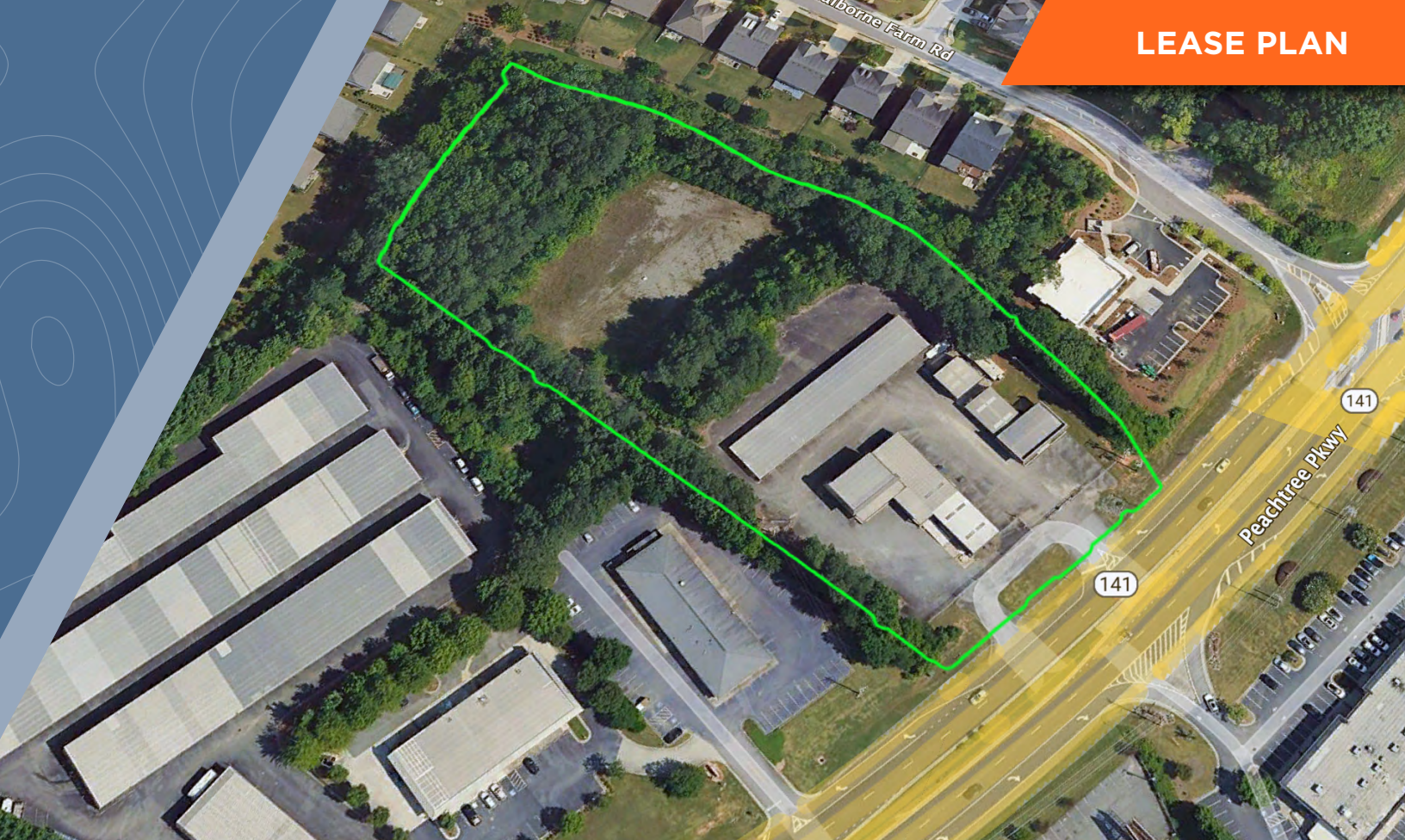


**FOR LEASE**

<b>ACRES</b>	± 4.84
<b>BUILDING CONFIGURATION</b>	OFFICE, WAREHOUSE & OUTSIDE STORAGE
<b>DOCK DOORS</b>	4
<b>DRIVE IN DOORS</b>	2
<b>OFFICE SPACE + SHOWROOM</b>	7,900 SF
<b>WAREHOUSE</b>	13,500 SF

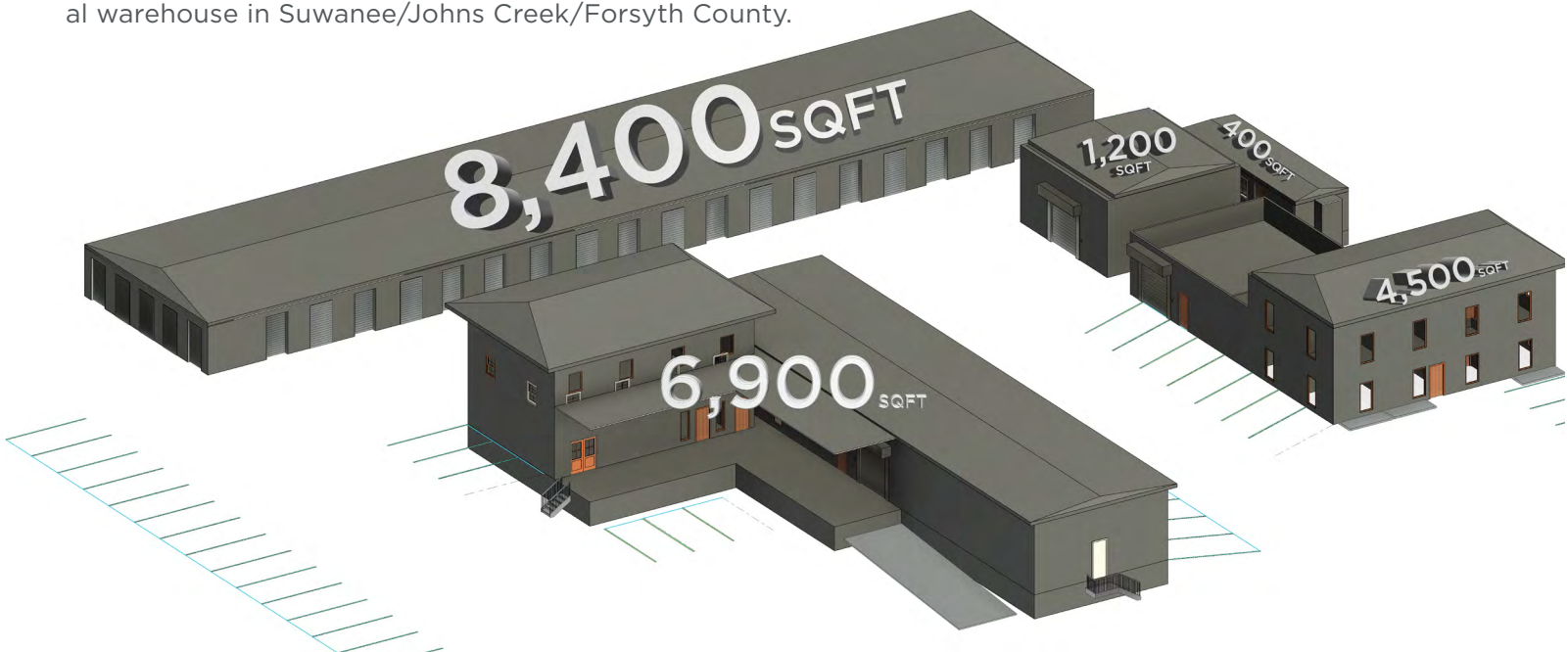
## STRATEGIC BUSINESS LOCATION

Tailored for industrial ventures, this site permits warehouses, wholesale, and light manufacturing. A perfect setting for operations seeking compliance and operational excellence in Forsyth County.

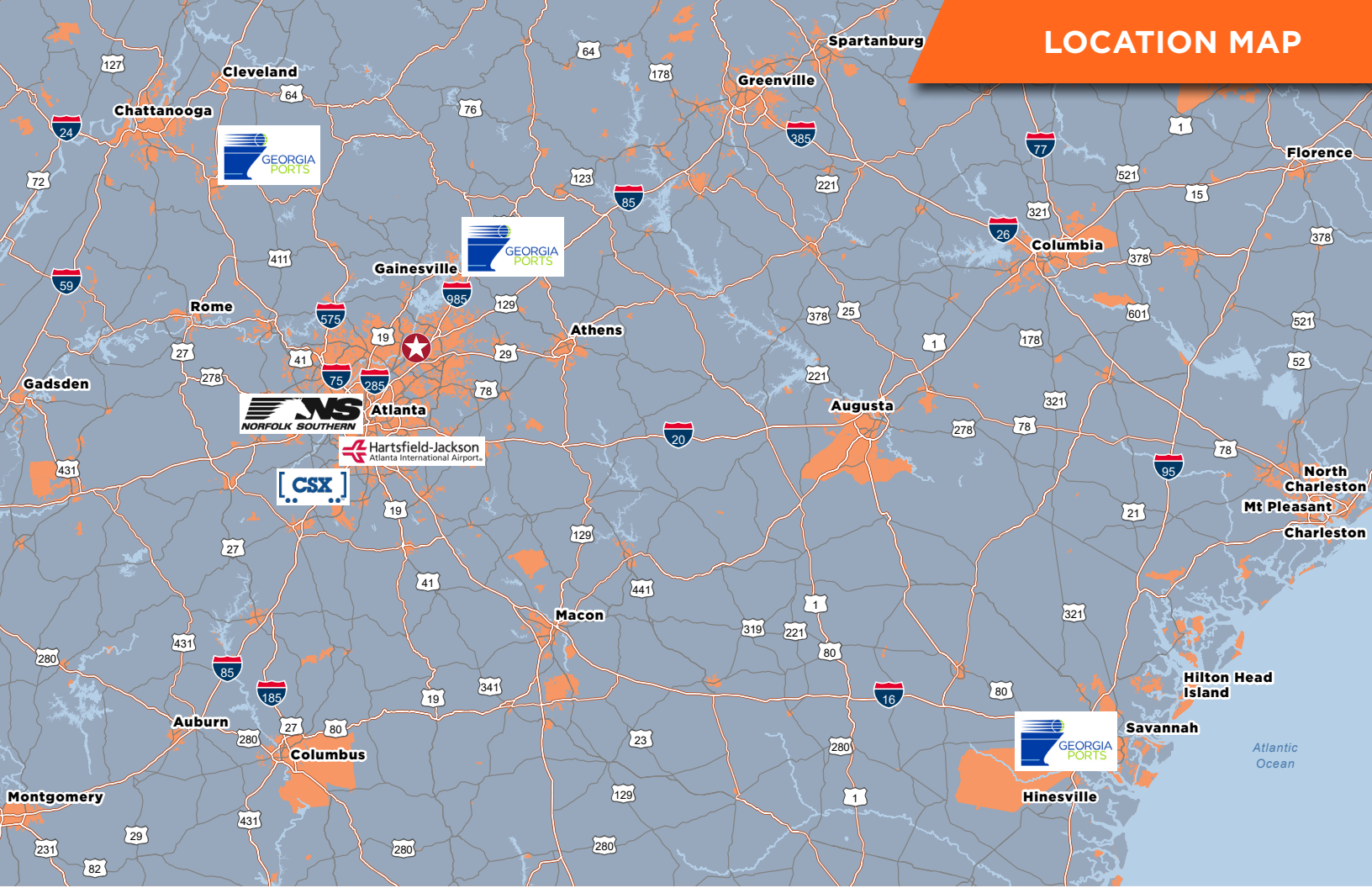


## LEASE SPACE DETAILS

3496 Peachtree Pky offers an exceptional leasing opportunity for businesses looking to control a mission critical location embedded in one of the most affluent suburbs in the Southeast. The property can comfortably accommodate an operation that needs flexible workspaces encompassing office, warehouse and oversized parking/storage. Take advantage of this versatile and spacious facility that fosters collaboration and efficient operations in a prime location. This versatile warehouse facility is perfect for businesses seeking an industrial space with ample outside storage and easy access. With a combination of loading options, the property accommodates various logistics and operational requirements. Don't miss the opportunity to lease this prime industrial warehouse in Suwanee/Johns Creek/Forsyth County.



# LOCATION MAP



## DISTANCES TO INTERSTATES & HIGHWAYS



7 MILES



8 MILES



5 MILES



13 MILES

## DISTANCES TO AIR, RAIL, PORT

Hartsfield-Jackson International Airport - 43 Miles

Norfolk Southern Intermodal Inman Yard - 34 Miles

CSX Intermodal Fairburn - 55 Miles

Port of Savannah - 221 Miles

Appalachian Regional Port - 80 Miles

Future Northeast Georgia Regional Port - 38 Miles





# 3496 PEACHTREE PKY

3496 Peachtree Pky, Suwanee, GA 30024

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