

# FOR SUBLEASE

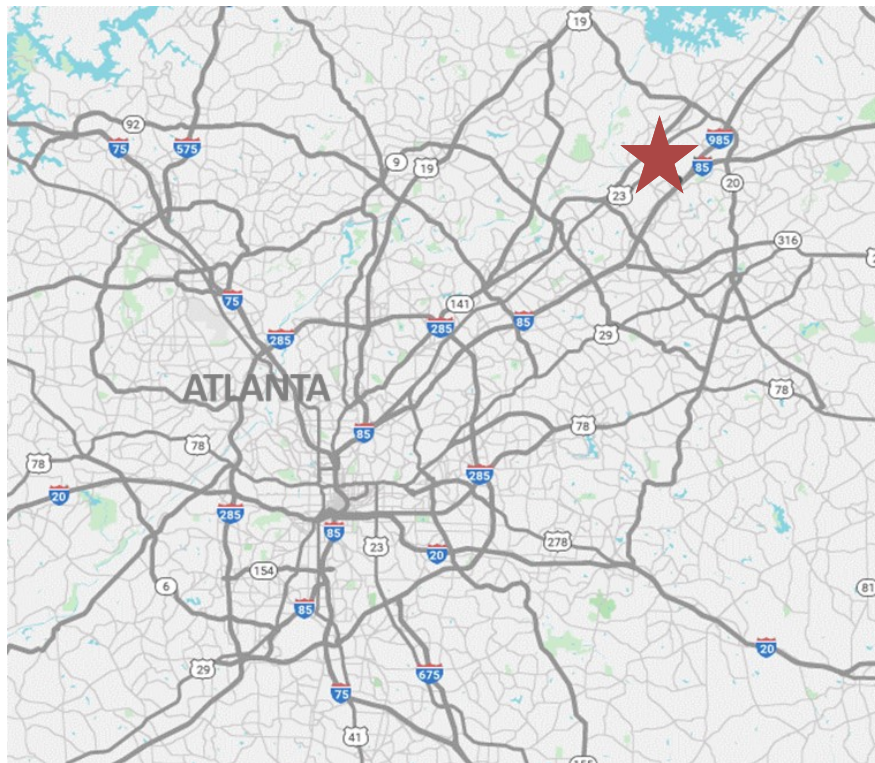
## 4110 TENCH ROAD Suwanee, GA 30024

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## PROPERTY HIGHLIGHTS

- Suite F: 7,043 SF with 1,507 SF office
- Suite H: 12,447 SF with 1,772 SF office
- 24' Clear Height
- ESFR Sprinkler
- Upgraded Class A office finishes
- 40'x 40' column spacing
- Tilt-Up Concrete Construction
- Front Load Configuration
- Sublease Term expires 8/31/24
- Built in 2018



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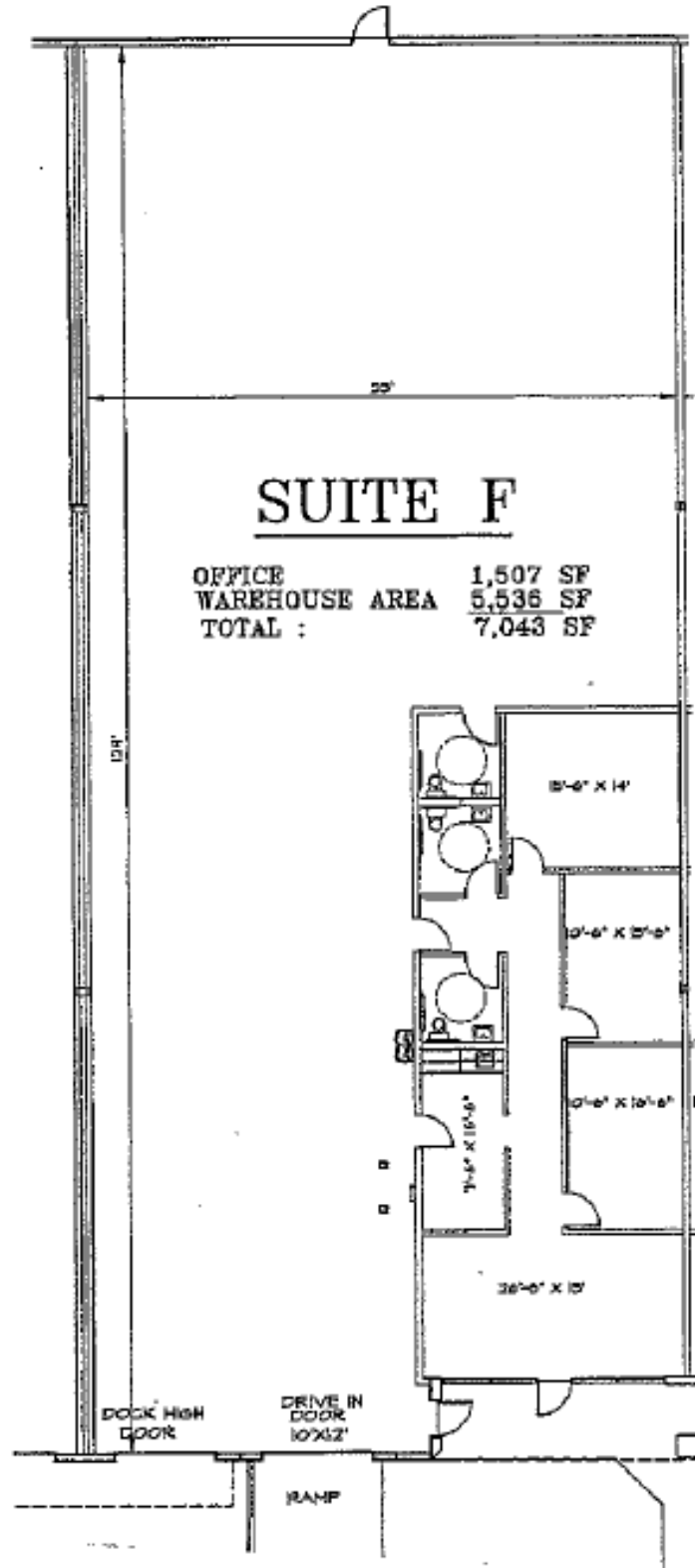
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## 4110 TENCH ROAD Suwanee, GA 30024



### SUITE F

- 7,043 SF Available
- 1,507 SF Office
- 5,535 SF Warehouse
- One (1) Dock-High Door
- One (1) Drive In Door
- 24' Clear Height
- Asking: \$7.15/SF NNN



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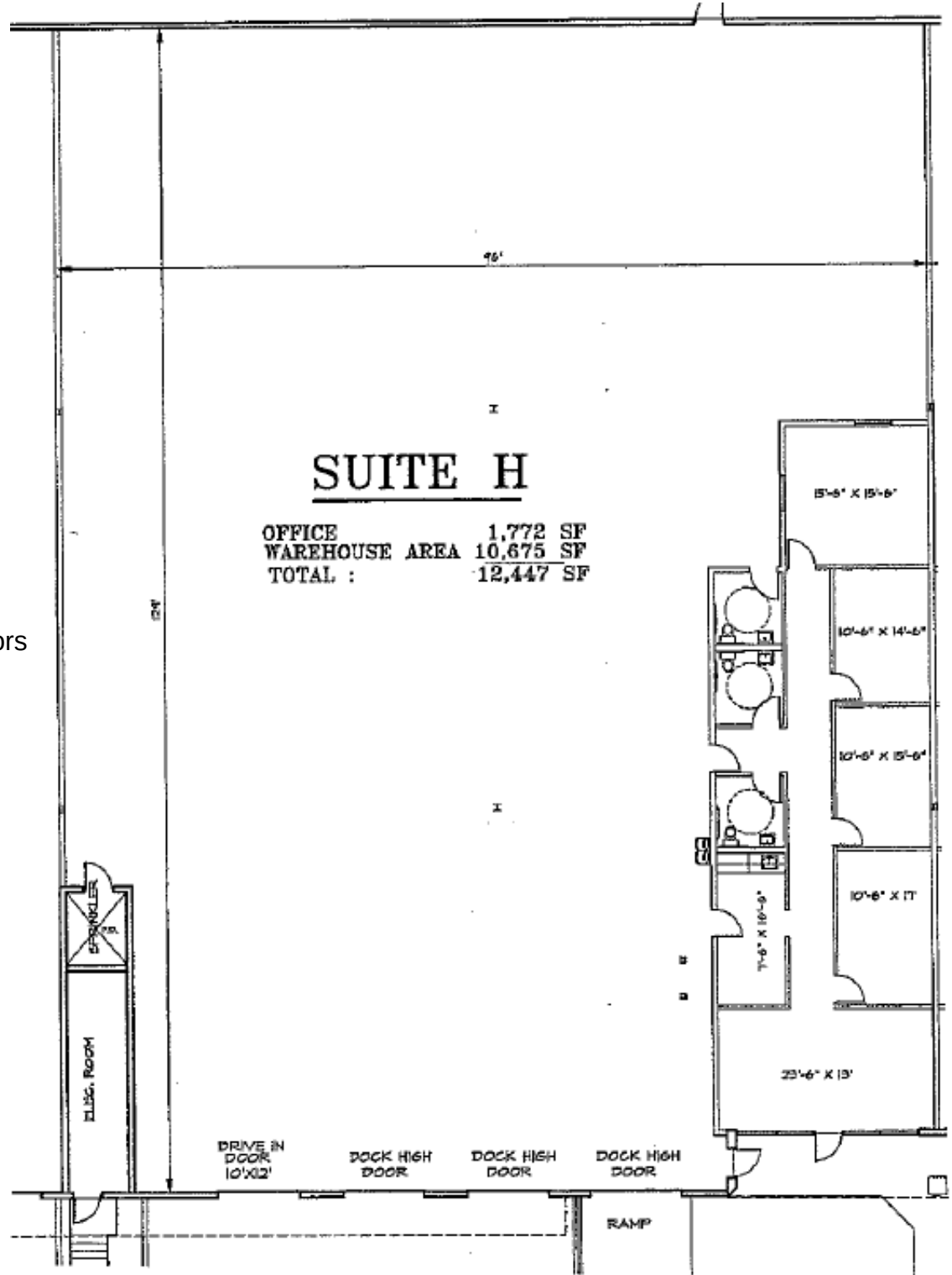
## 4110 TENCH ROAD Suwanee, GA 30024



### SUITE H

- 12,447 SF Available
- 1,772 SF Office
- 10,675 SF Warehouse
- Three (3) Dock-High Doors
- One (1) Drive In Door
- 24' Clear Height
- Asking: 6.85/SF NNN

**SUITE H**  
OFFICE 1,772 SF  
WAREHOUSE AREA 10,675 SF  
TOTAL : 12,447 SF



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