

FOR LEASE

4830 River Green Parkway

DULUTH, GA 30096

JEN & CO.

±13,535 - 47,042 SF AVAILABLE FOR LEASE



FOR MORE
INFORMATION:

TRIP ACKERMAN, SIOR
Executive VP/Principal
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O: 404.442.2430

MATTHEW REYNOLDS
Principal | Member Associate, SIOR
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HARRISON TUCK
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Property Highlights

TOTAL BUILDING SIZE

47,042 SF Total Building
 - 31,718 SF Warehouse
 - 15,324 SF Office

SUITE 100

28,616 SF
 - 18,069 SF Warehouse
 - 10,547 SF Office

SUITE 200

18,246 SF
 - 13,649 SF Warehouse
 - 4,777 SF Office

LOADING

7 Dock High Doors
 1 Drive - In Door

CEILING HEIGHT

±15' - 19' Clear Height

SPRINKLER

100% Wet System

YEAR BUILT

1988, Renovated 2019 and 2024

TOTAL SITE

± 4.12 Acres (±200 Auto Spaces)



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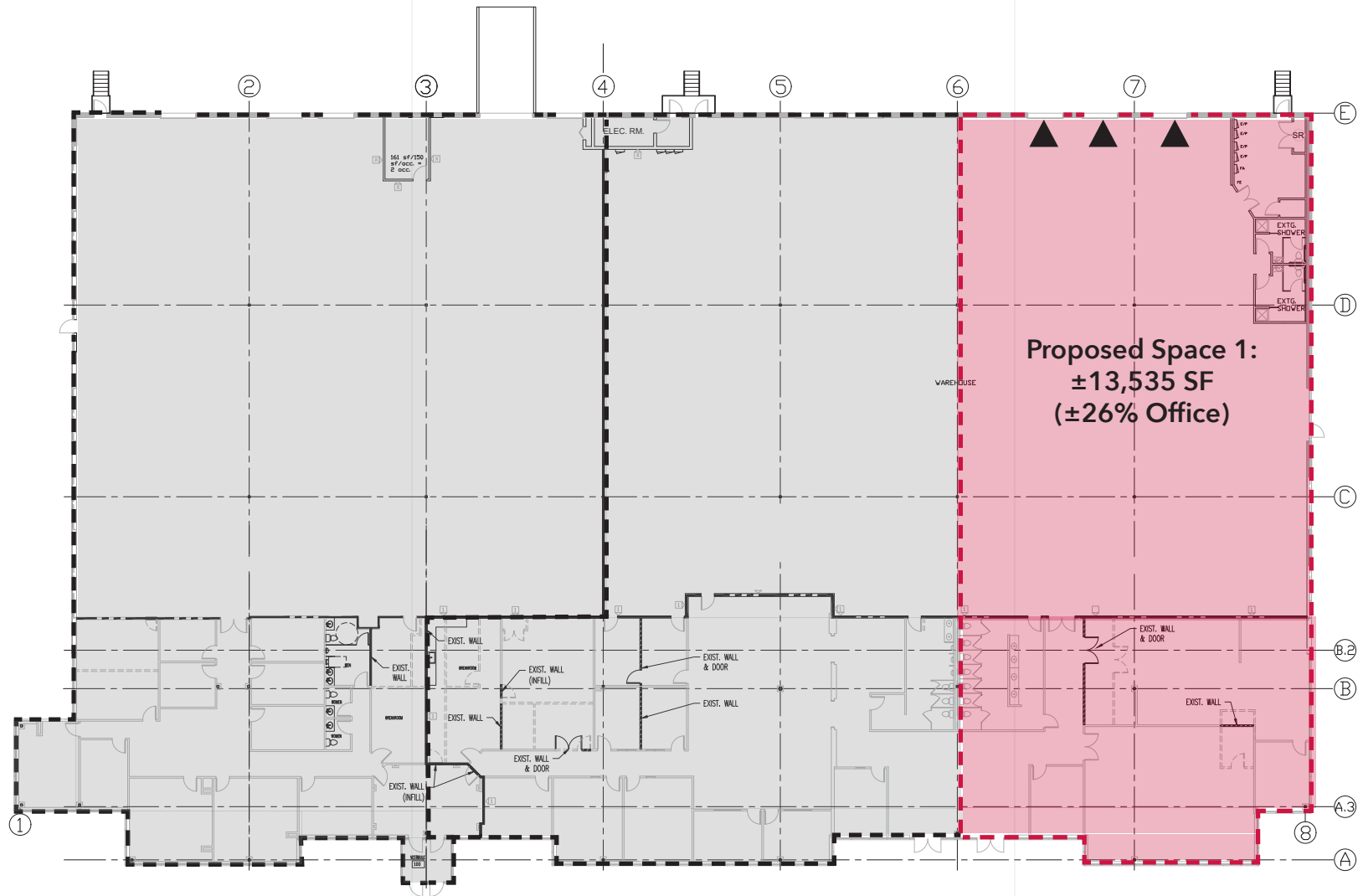
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Property Summary



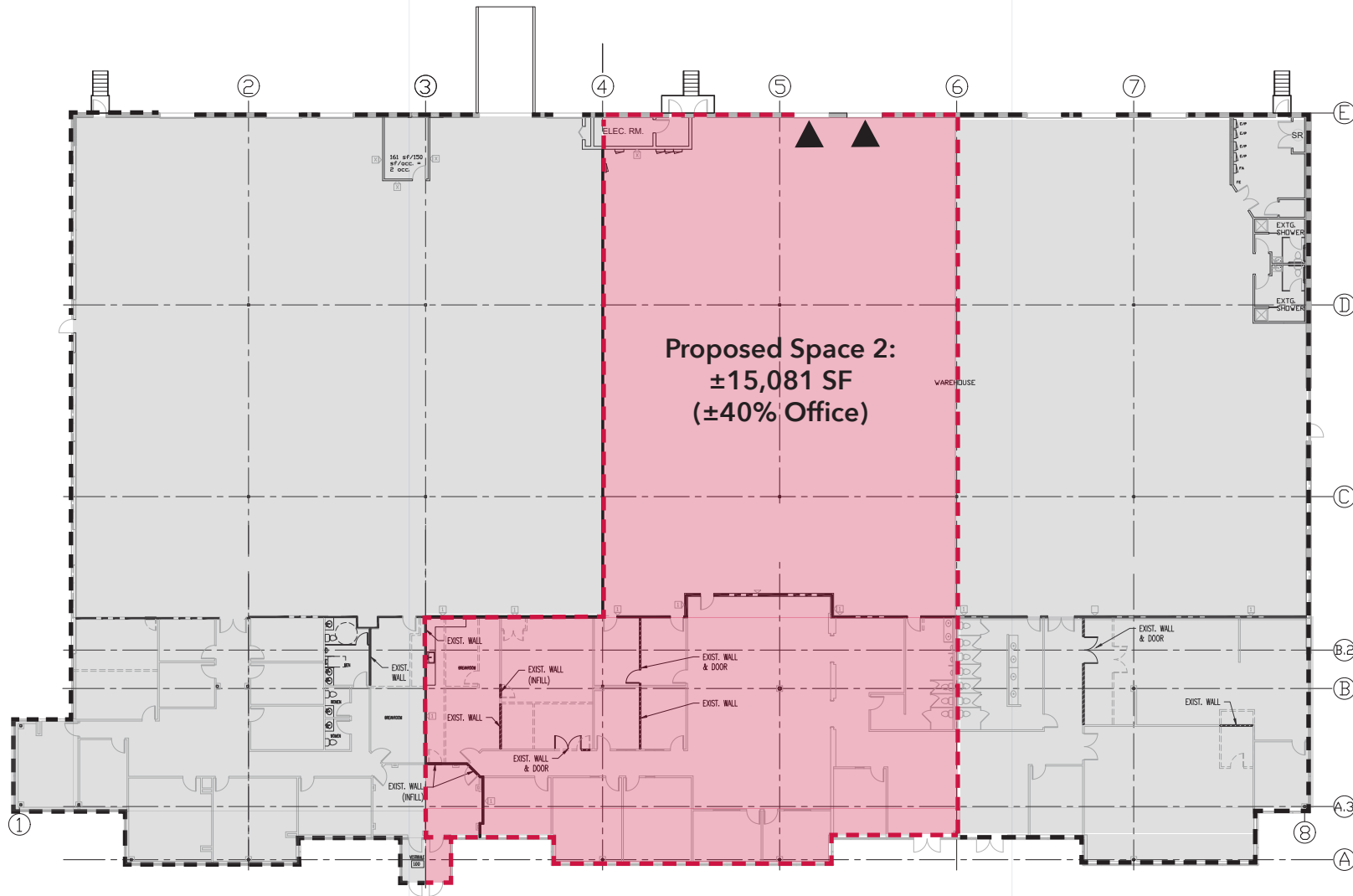
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Proposed Space Option 2

±15,081 SF

- ▲ Dock High Door
- ◆ Drive In Door



Location Highlights

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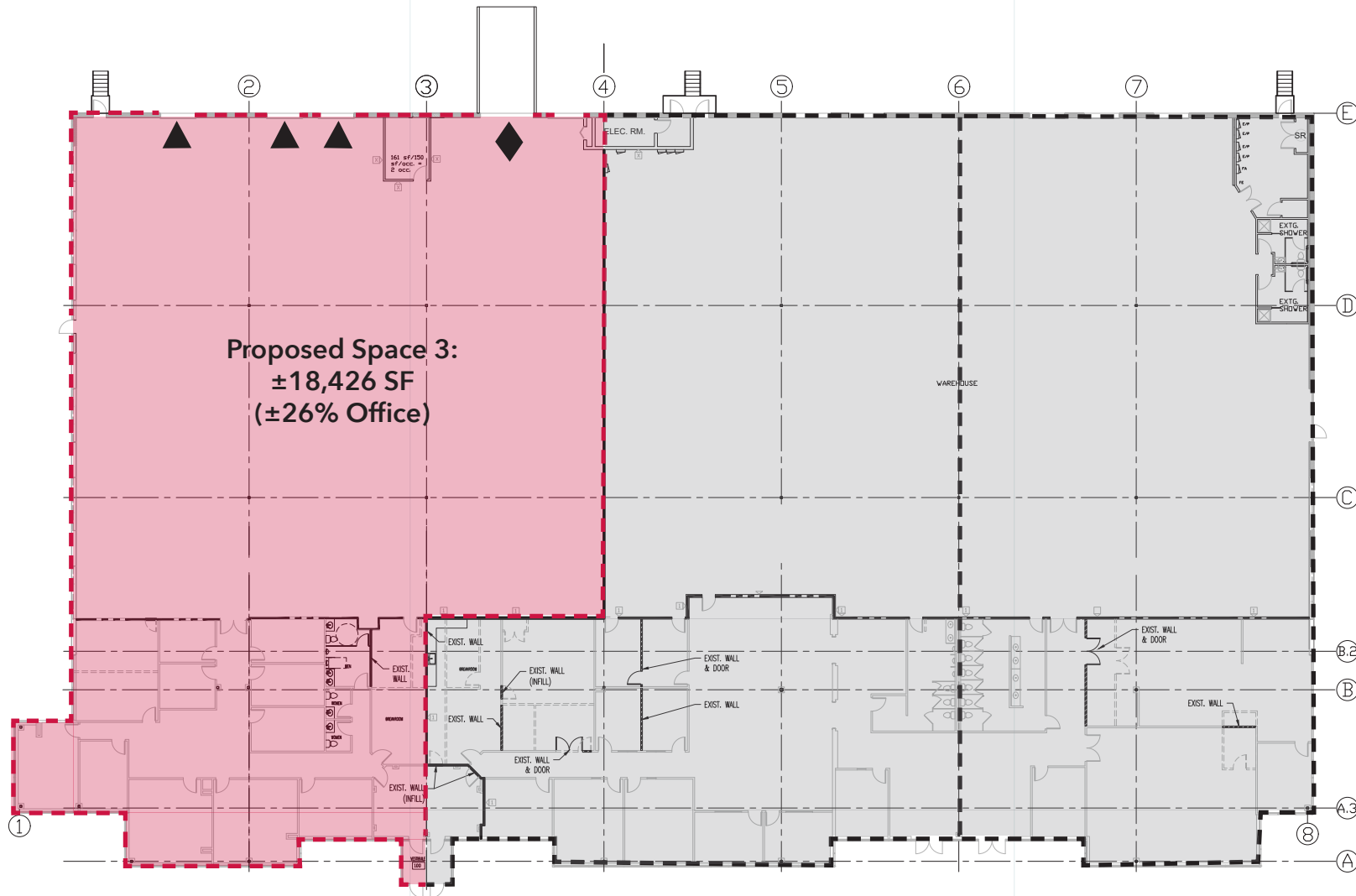
Proposed Space Option 3

±18,426 SF

- ▲ Dock High Door
- ◆ Drive In Door

Location Highlights

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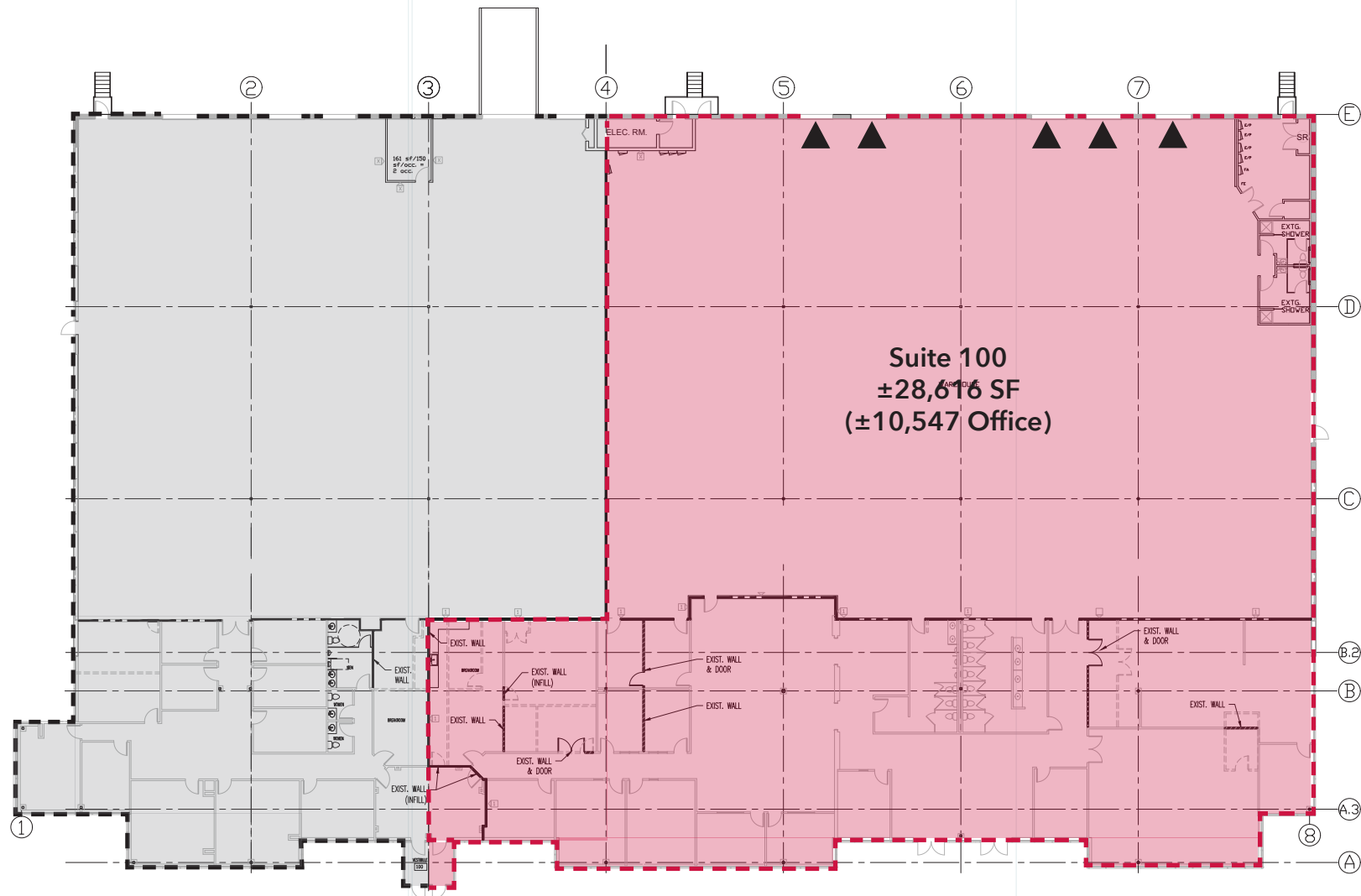
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Existing Suite 100

±28,616 SF

- ▲ Dock High Door
- ◆ Drive In Door



● Location Highlights

● Property Summary



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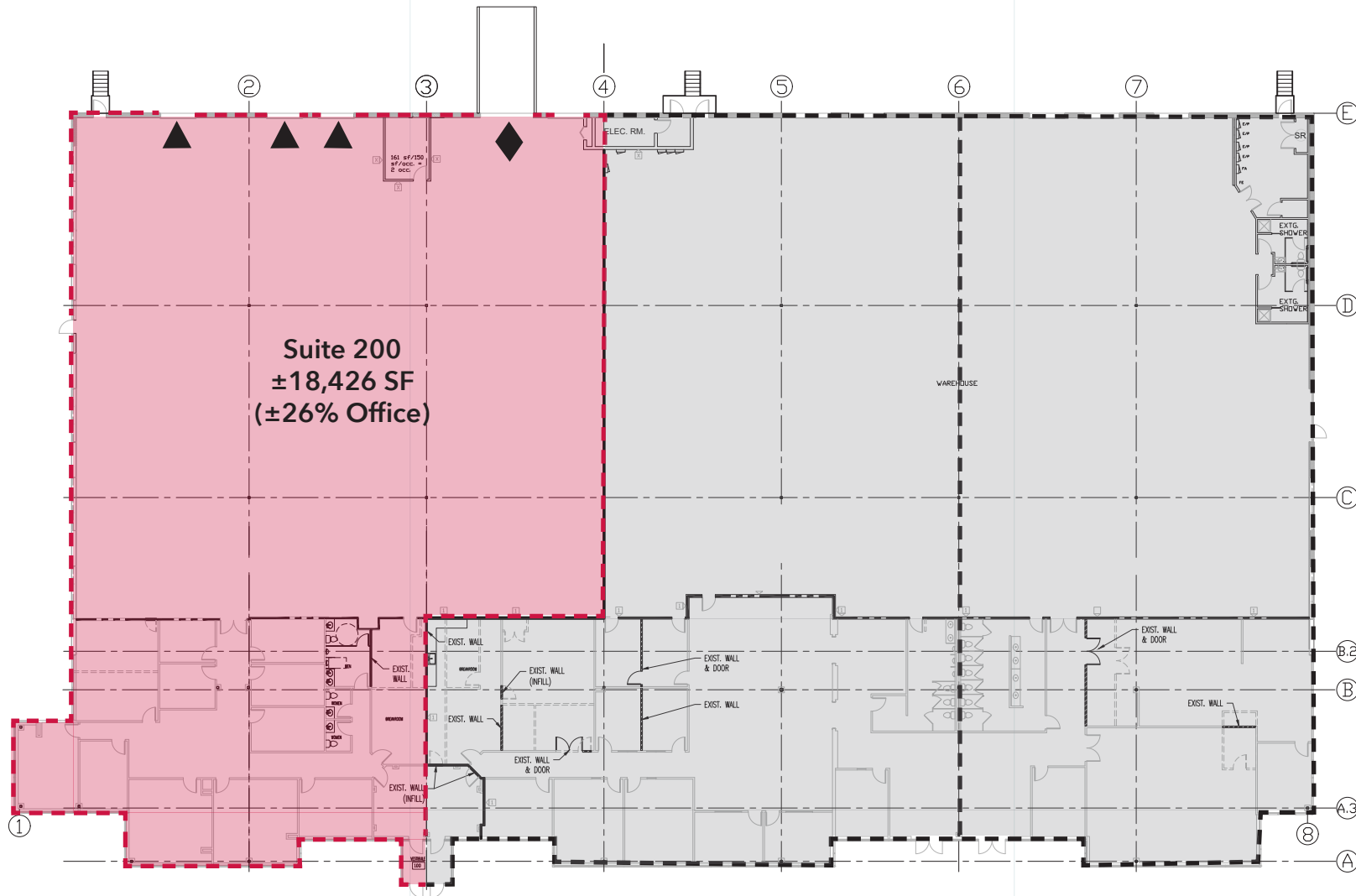
Existing Suite 200

±18,426 SF

- ▲ Dock High Door
- ◆ Drive In Door

Location Highlights

Property Summary



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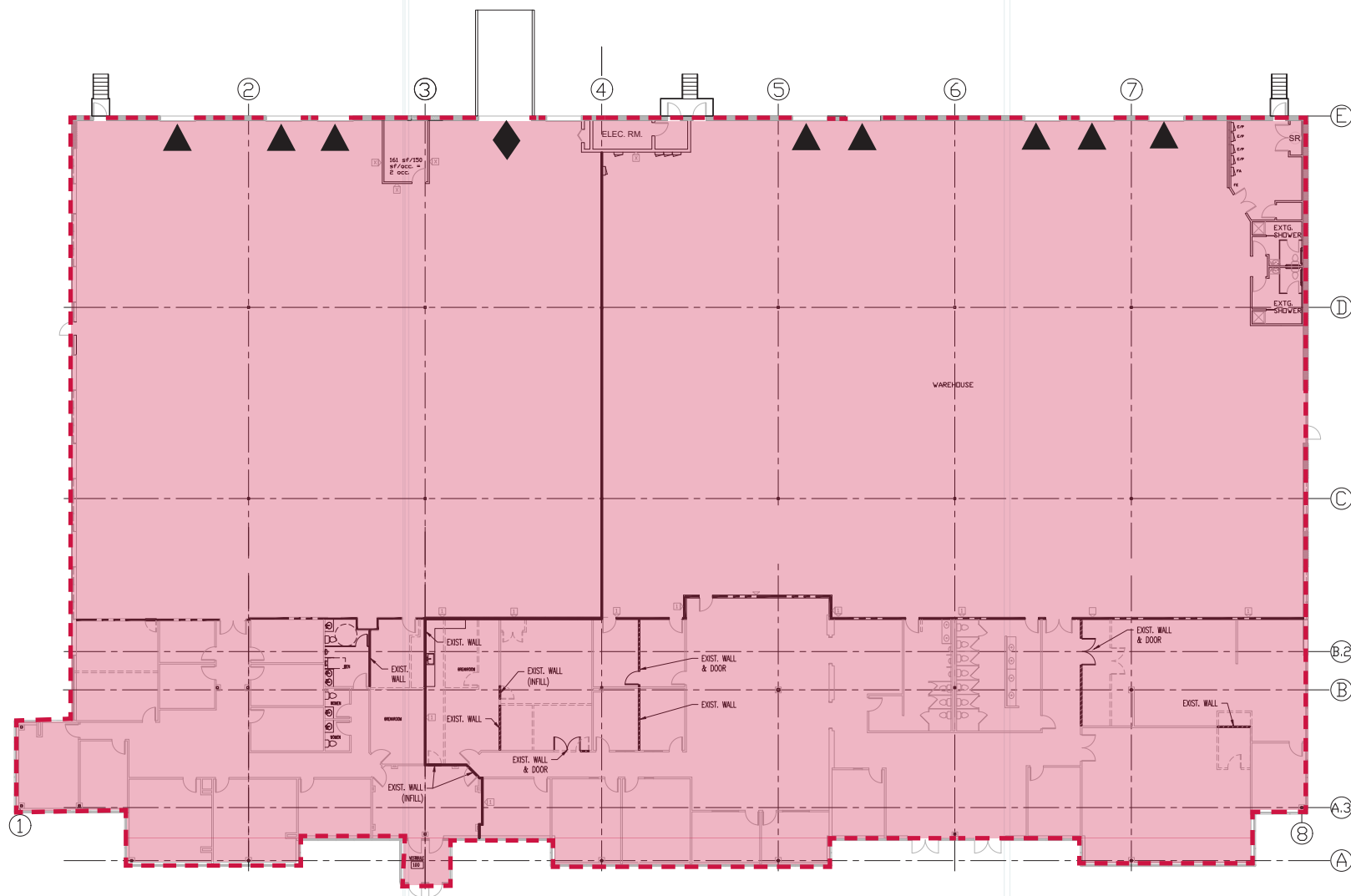
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±47,042 SF

- ▲ Dock High Door
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River Green Business Park



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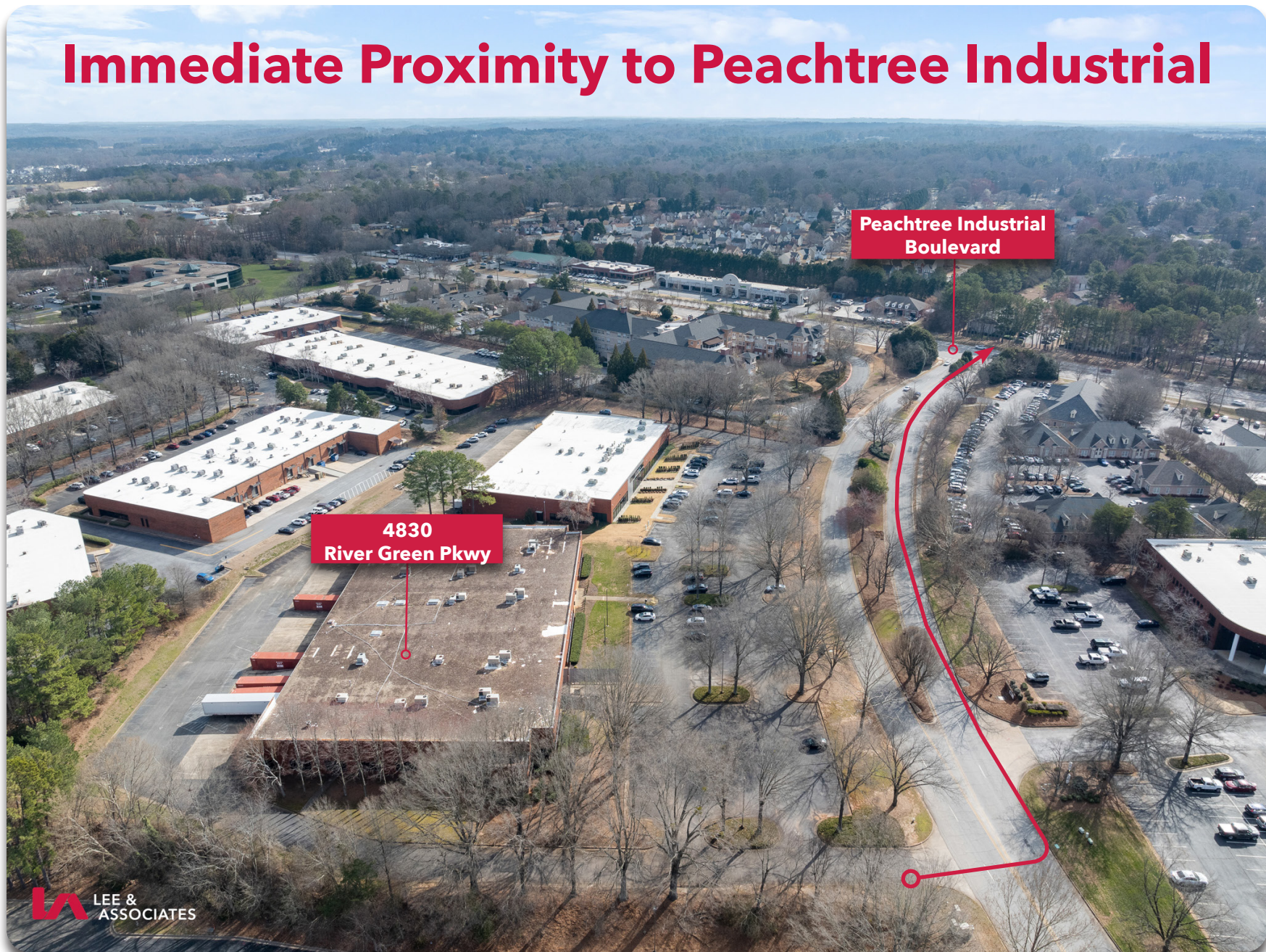
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Immediate Proximity to Peachtree Industrial



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