

316 BUSINESS CENTER

FLEX SPACES WITH DRIVE IN DOORS
AVAILABLE FOR LEASE



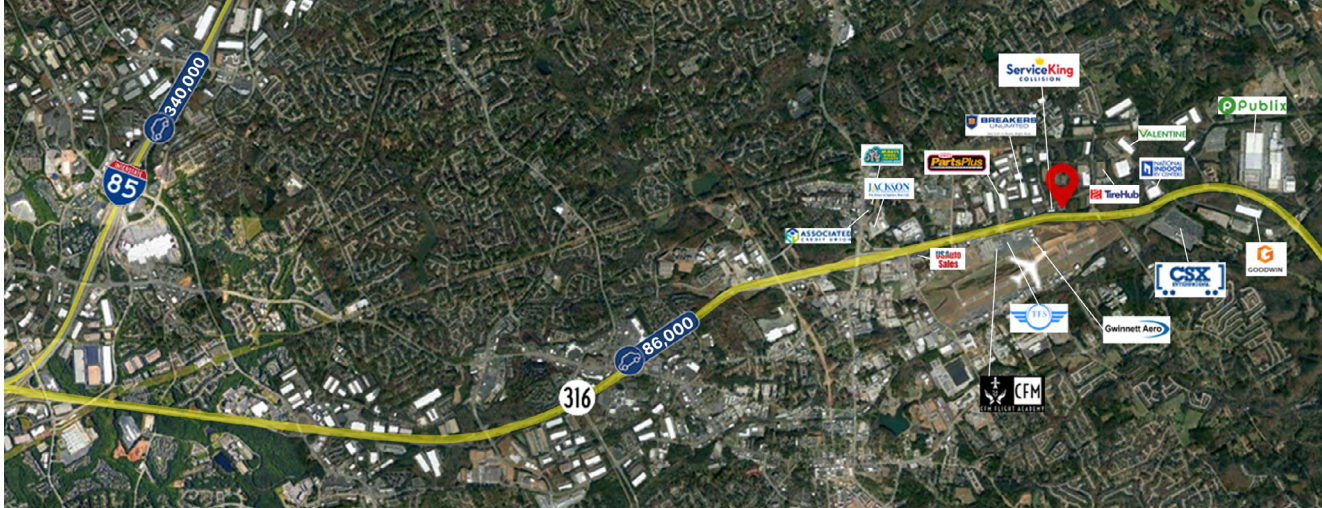
FOR LEASE

1000 Hurricane Shoals Road NE
LAWRENCEVILLE, GA

RISE  **PROPERTY
GROUP**

PROPERTY HIGHLIGHTS & AERIAL MAP

- **Four Single Story Flex Warehouses**
- **Total Building SF:** 98,306 SF
- **Average:** 10 AC
- **Rate:** \$14.00/SF NNN + \$3.06/SF CAM fees
- **Year Built / Renovated:** 1988 / 2022
- **Loading:** 15 grade level drive in doors
- **Ceiling Height:** 12'-16'
- **Parking Ratio:** 3.05 / 1,000 SF (300 spaces)
- **HVAC:** Roof units
- **Structure:** Steel frame with masonry encasement, masonry exterior wall.
- **Zoning:** M1 Light Industrial
- **Renovations:** New paint, new flooring, new roof, new bathrooms, LED lighting, and updated finishes.



AVAILABLE SPACES

All Suites will be Completed by October 1st or earlier

SUITE	UNIT DESCRIPTION
Suite C100	2,588 SF 1 Drive in Door ~20% Office
Suite C120	2,304 SF 1 Drive in Door ~20% Office
Suite C130	2,130 SF 1 Drive in Door ~20% Office
Suite C150	1,840 SF 1 Drive in Door ~20% Office
Suite C200	2,283 SF 1 Drive in Door ~20% Office



AERIAL/EXTERIOR PHOTOS

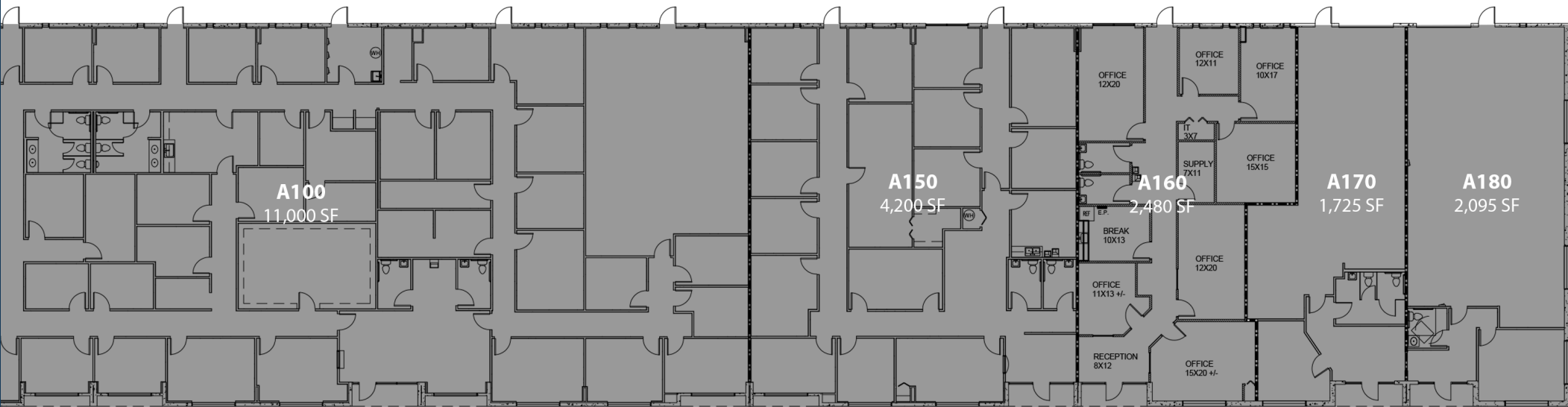


INTERIOR PHOTOS



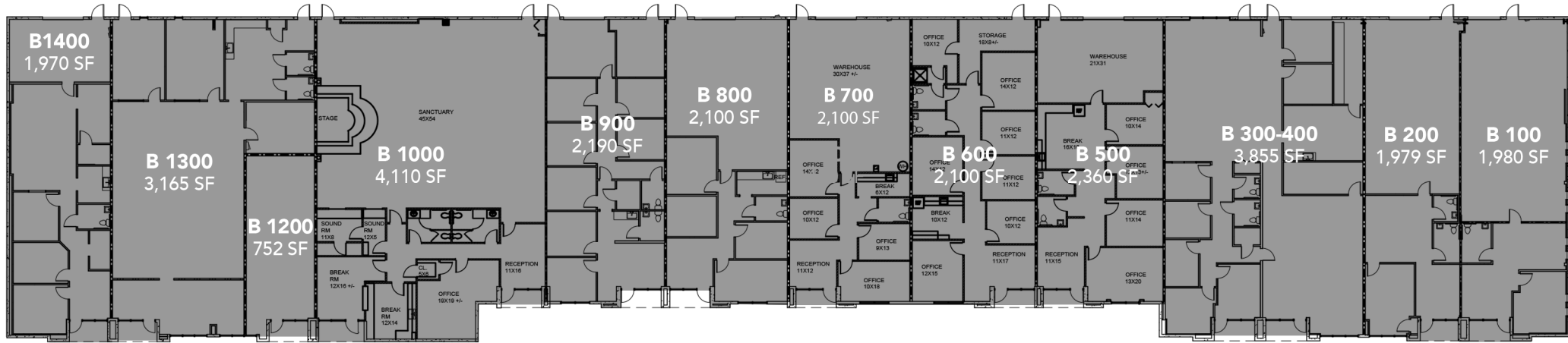
316 BUSINESS CENTER BUILDING A

Available
Occupied

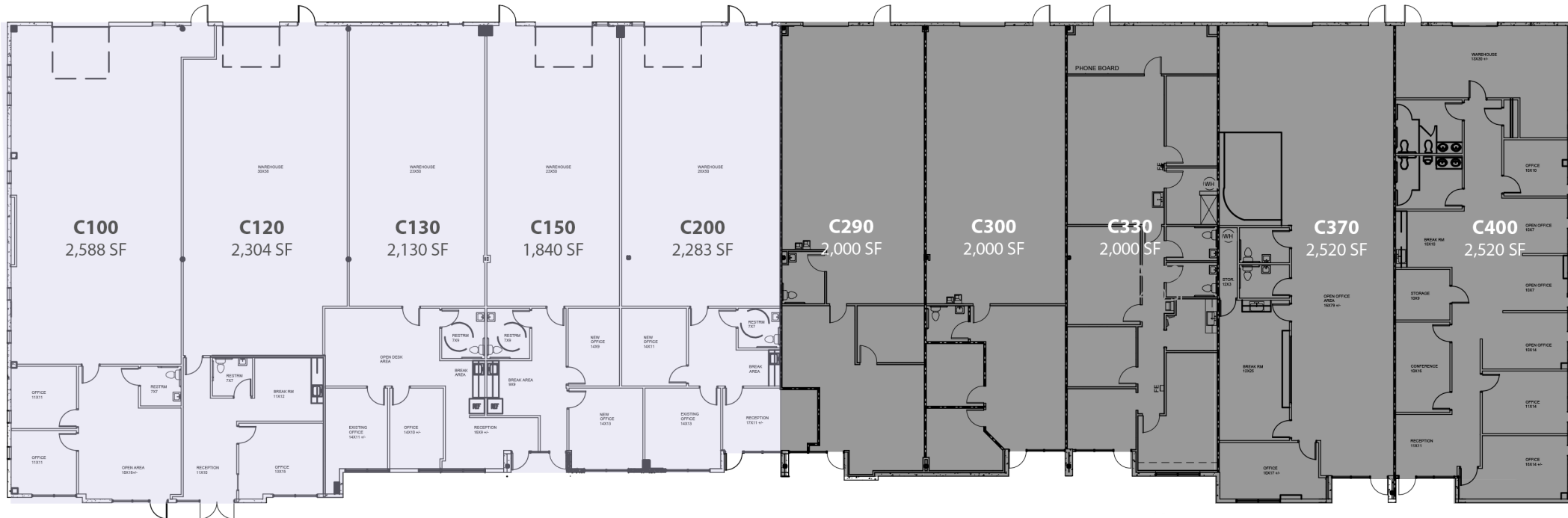
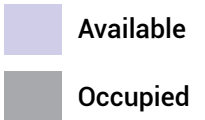


316 BUSINESS CENTER BUILDING B

Available
 Occupied

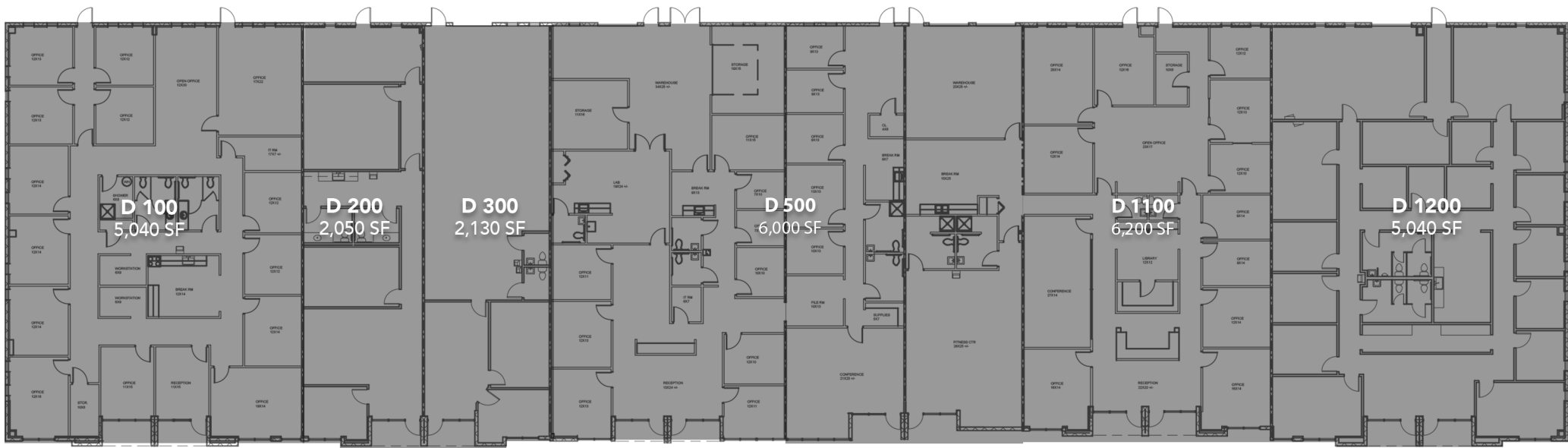


316 BUSINESS CENTER BUILDING C

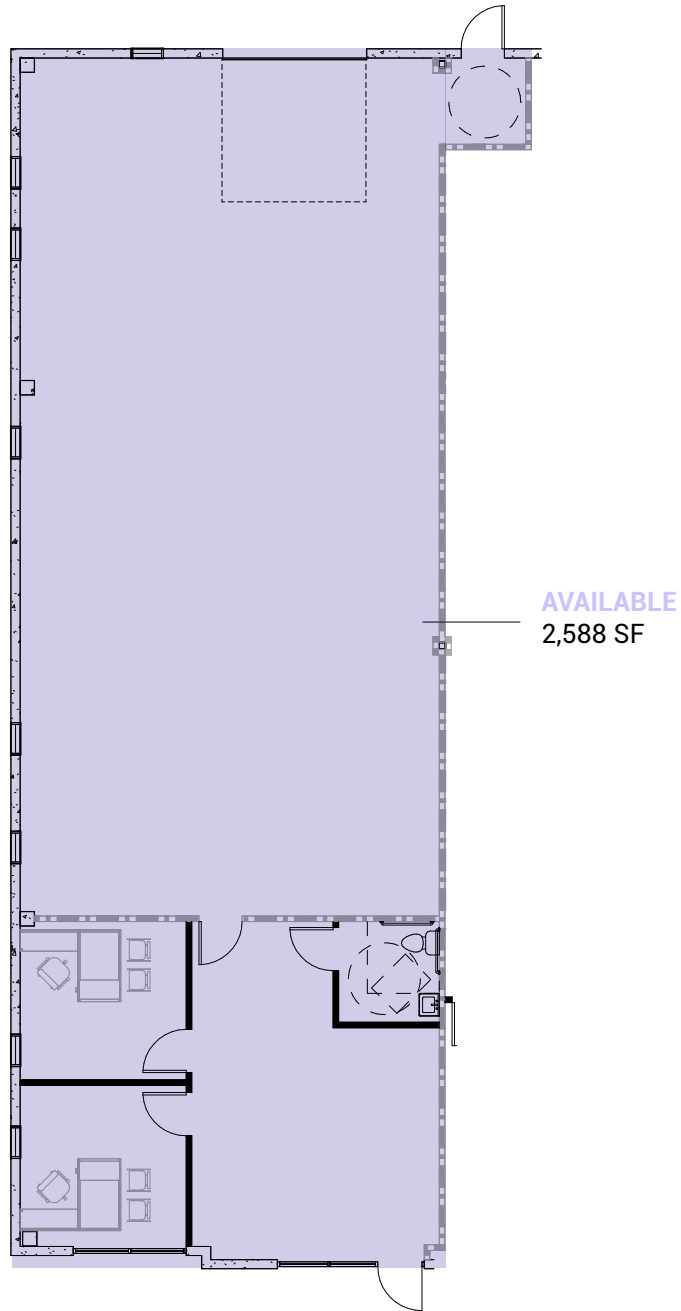


316 BUSINESS CENTER BUILDING D

Available
Occupied

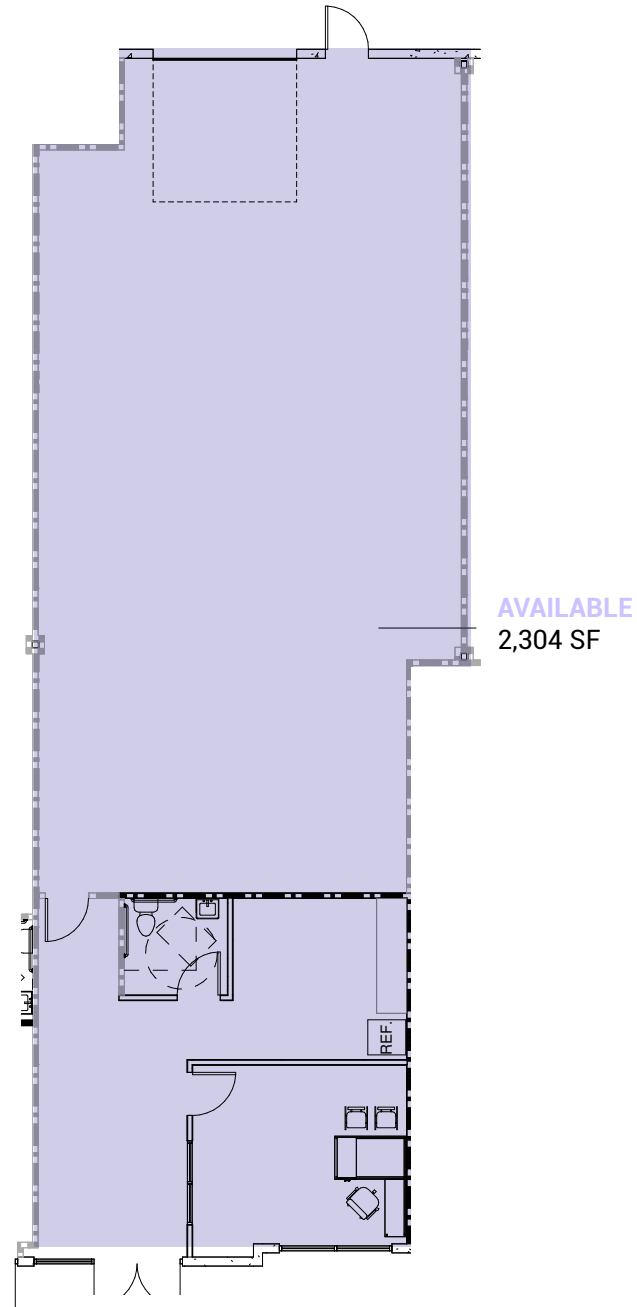


AVAILABLE - SUITE C-100



- Available
- Occupied

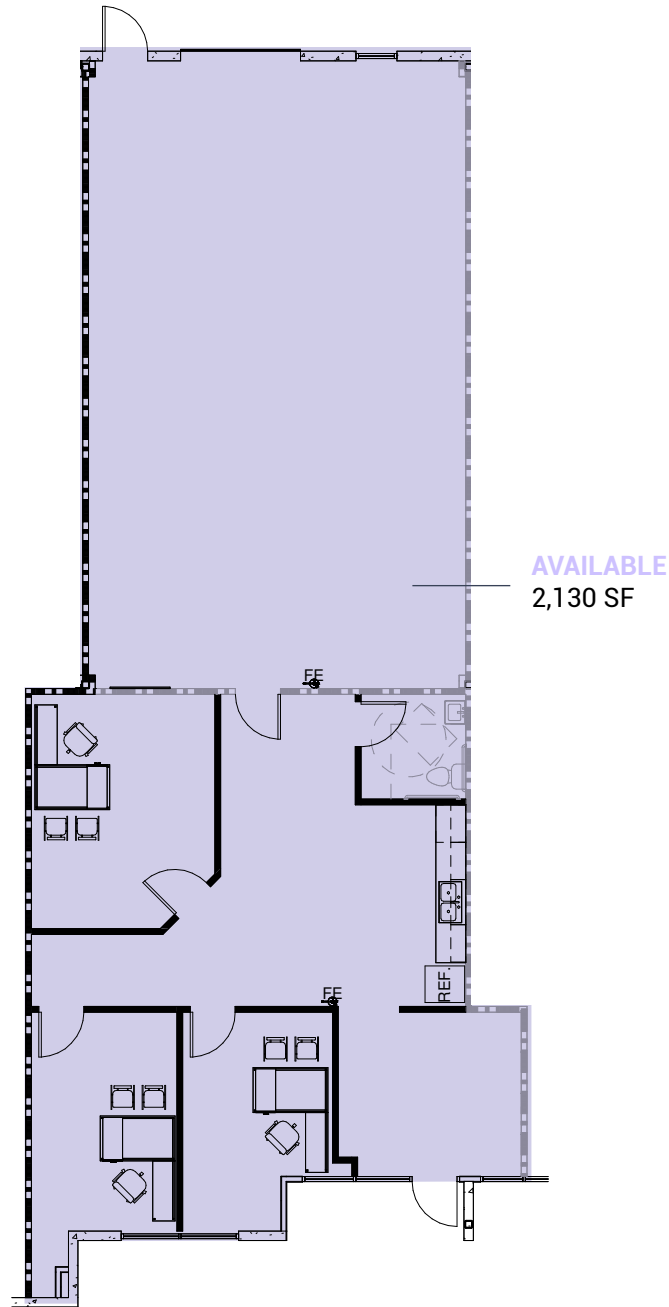
AVAILABLE - SUITE C-120



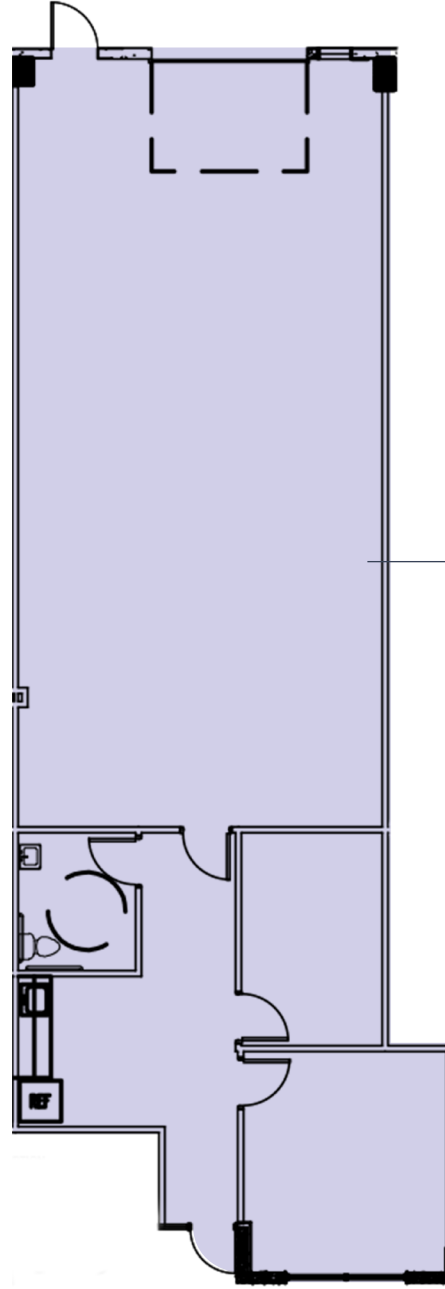
- Available
- Occupied

AVAILABLE - SUITE C-130

- Available
- Occupied



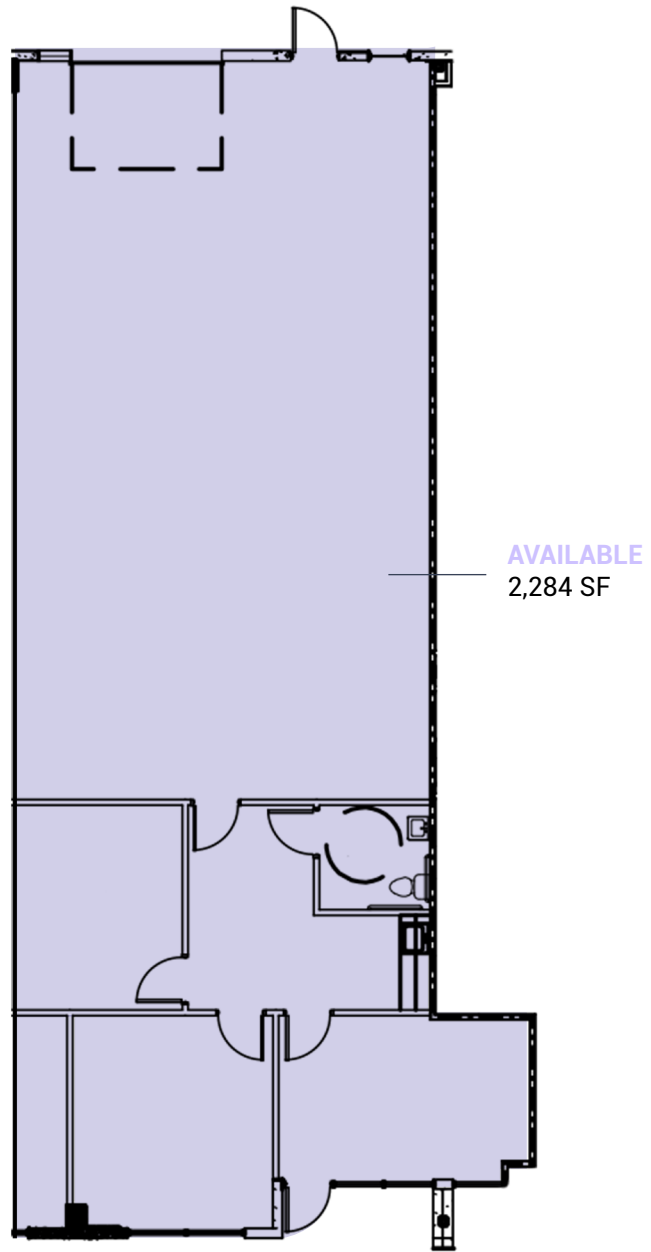
AVAILABLE - SUITE C-150



- Available
- Occupied

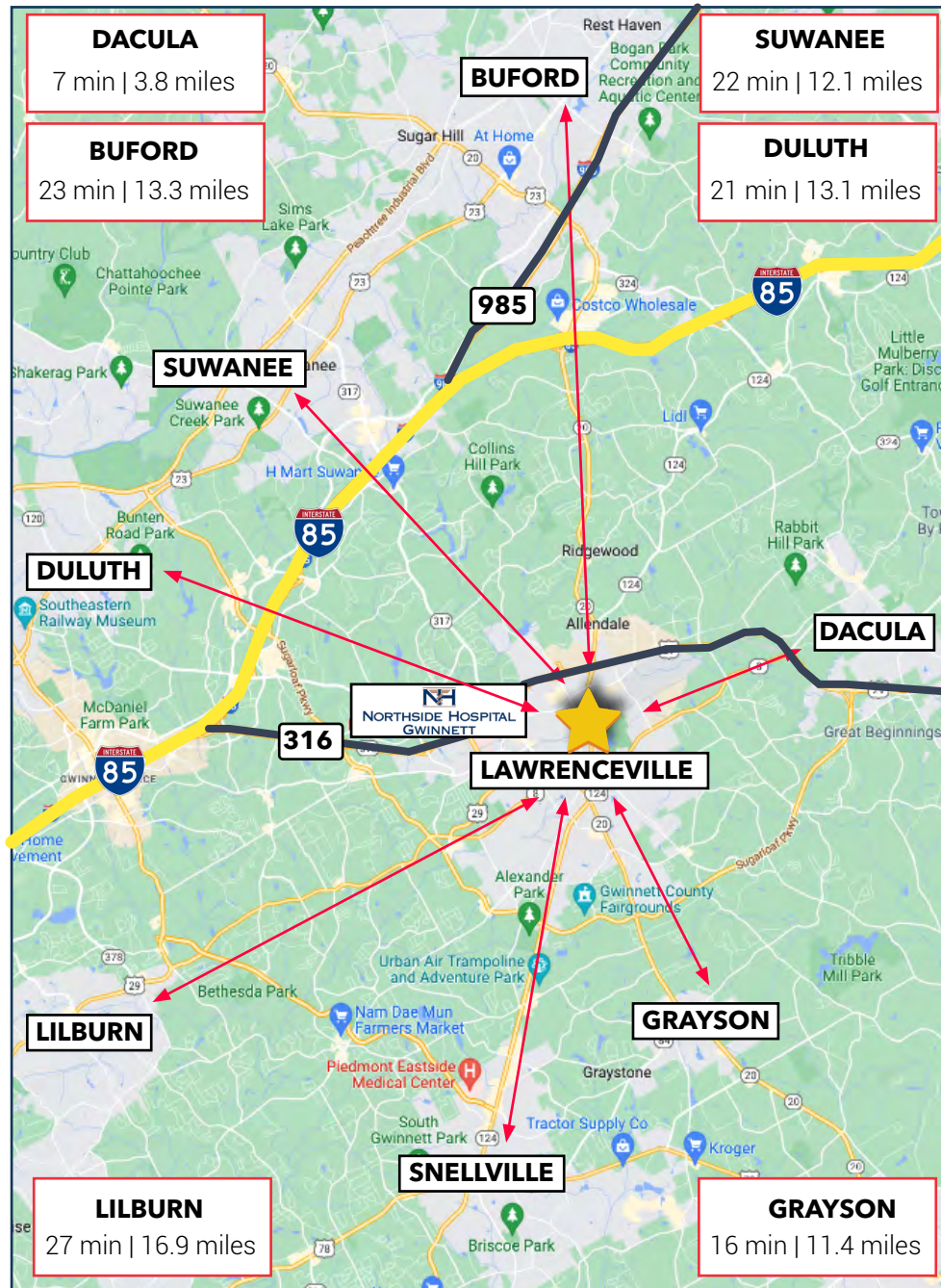
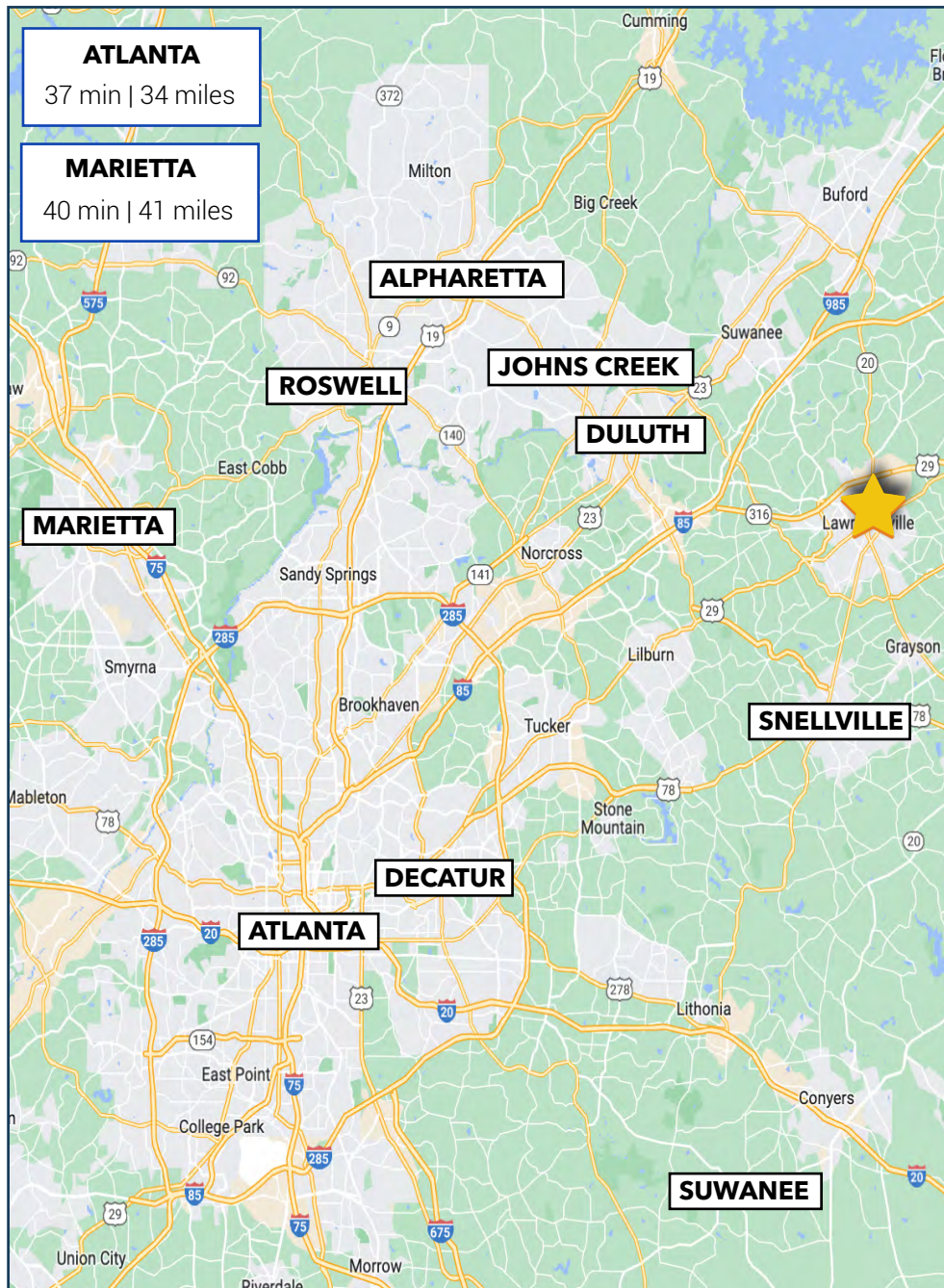
AVAILABLE
1,840 SF

AVAILABLE - SUITE C-200



- Available
- Occupied

UNMATCHED ACCESS TO 316 CORRIDOR & GWINNETT COUNTY





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