

INDUSTRIAL BUILDING FOR LEASE



BERKELEY GWINNETT BUSINESS PARK

4030 BUFORD HWY
DULUTH, GA 30096



EMMA JACKSON
LEASING EXECUTIVE

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RATE INFO

Approx Total SF	Approx Office SF	Base Rent/ SF	Base Rent/ Mon	CAM/ SF	CAM/ Mon.	Water Mon	Taxes & Ins/ Mon	Clear Height	Power	Sprinkler	DH	DI	RR	Avail
50,010	5,300	\$10.00	\$41,675	\$1.00	\$4,168	\$200	\$5,210	24'	3000 amp, 480/277 volt	ESFR	5 (with levelers)	1	4	Now

Building also has one (1) ton beam trolley crane

One dock door is 14x14

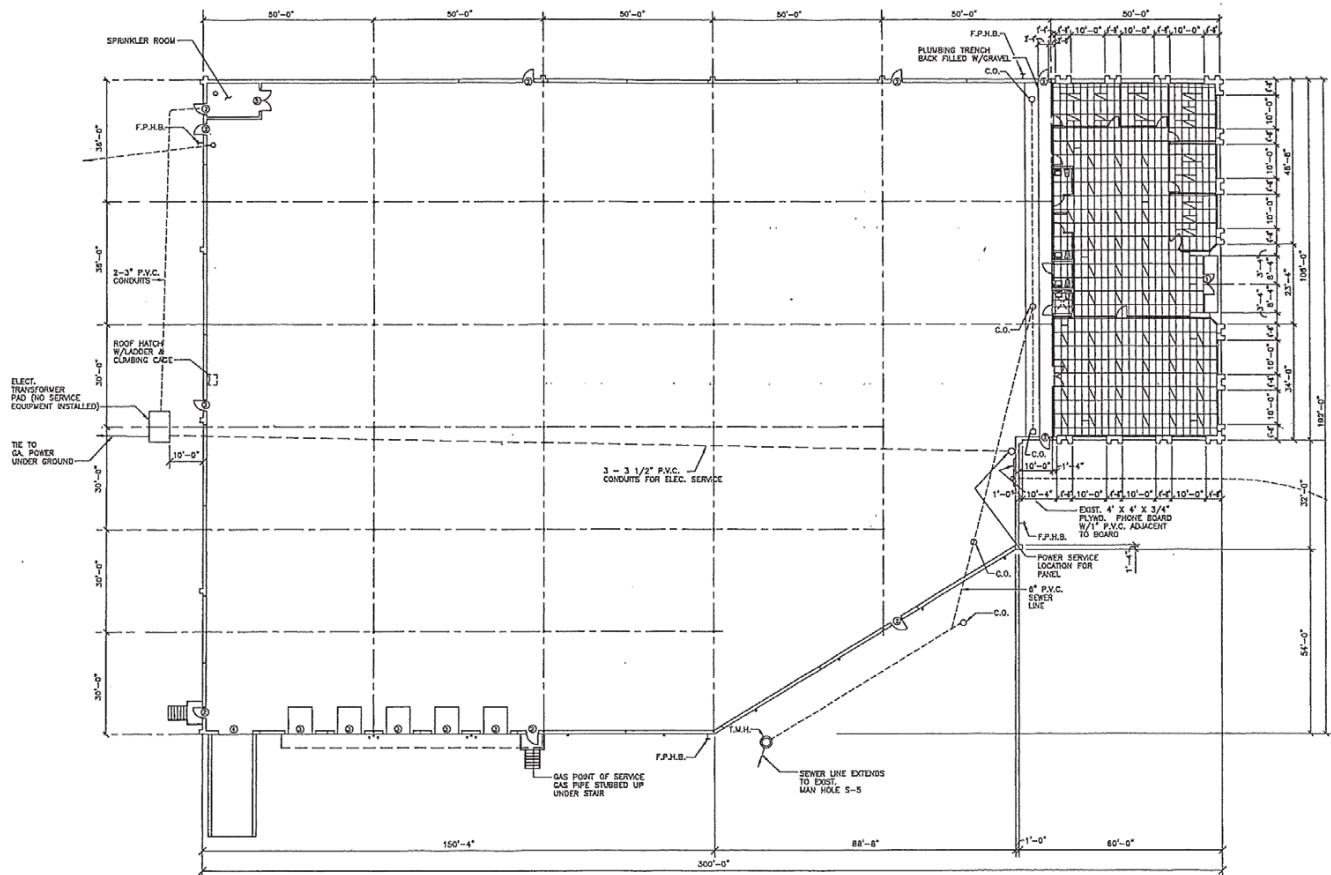
Parking Spaces: 50

Column Spacing: 49 x 29

3625 Cumberland Blvd SE Suite250
Atlanta, GA30339
770.916.1775

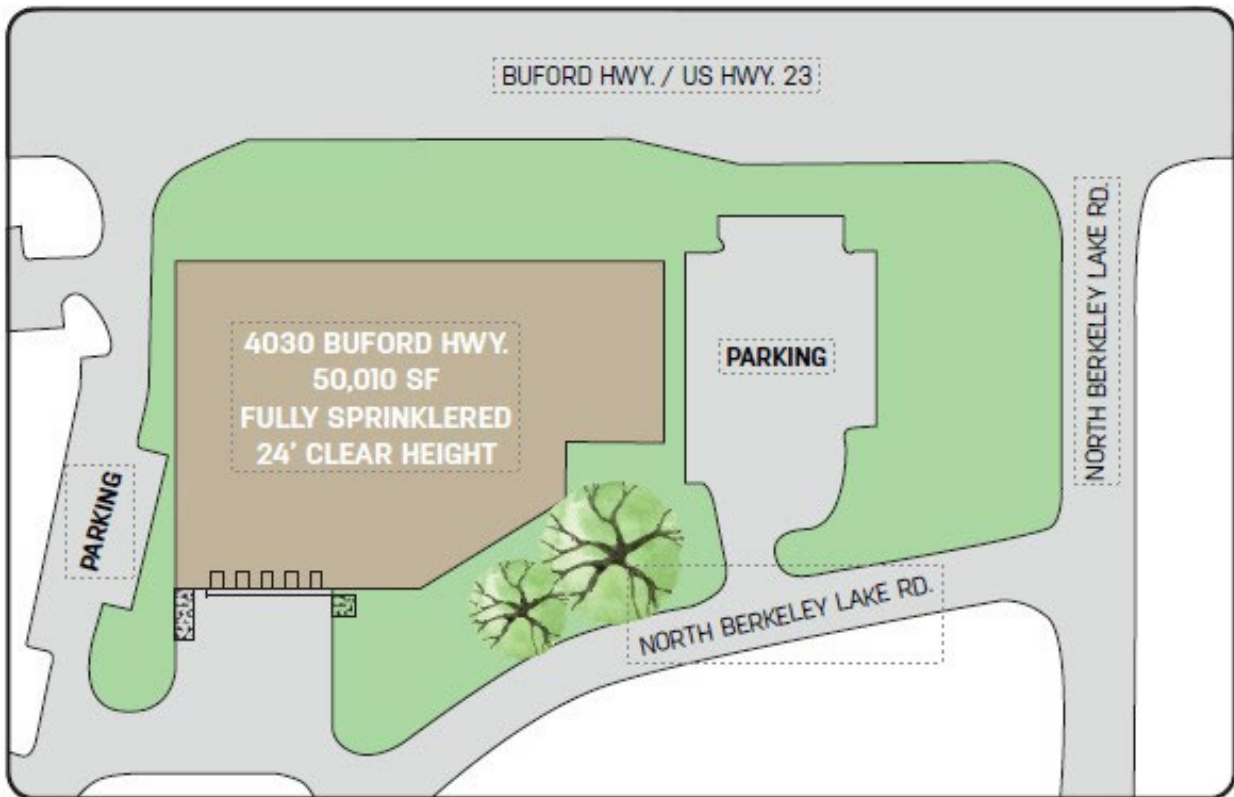
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FLOOR PLAN



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SITE PLAN



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