

Industrial Space For Sublease

1775

Breckinridge Parkway
STE 200
Duluth, GA 30096

46,269 SF
LED: April 30, 2032



Andy Roberts
aroberts@cresa.com
404.680.2498



Andrews Owen
aowen@cresa.com
404.725.5331

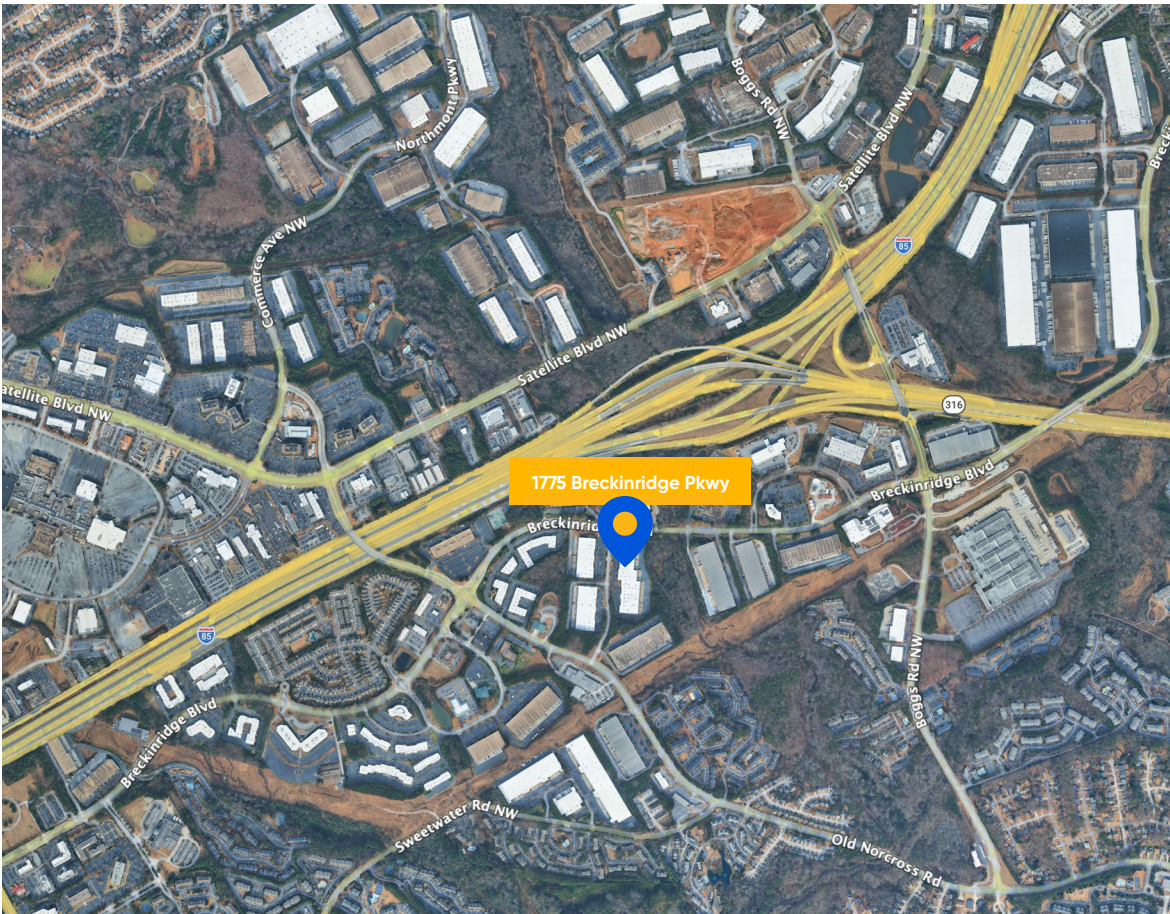
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Property Highlights

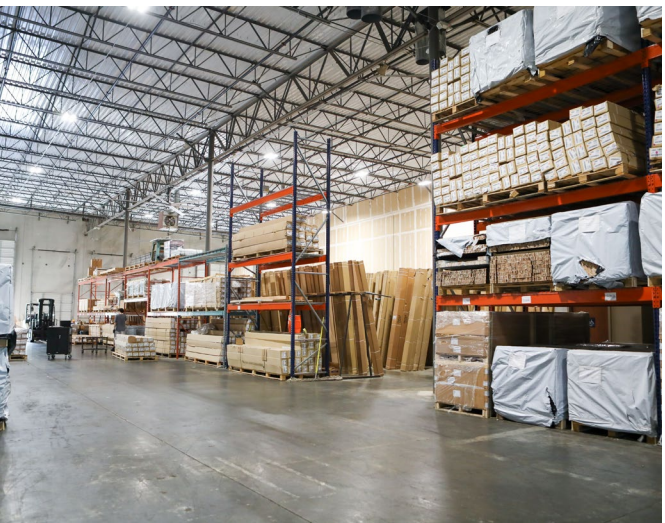
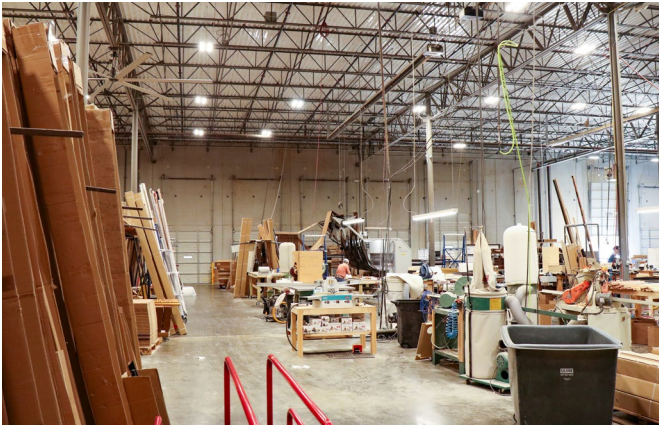
- 18 Dock Highs
- 1 Drive-In
- 3 Offices
- Breakroom
- Clear Height: 24'
- Truck Court: 120'
- Surface Parking Spaces Available
- Zoning: M2
- Column Spacing: 40'w x 40'd
- ESFR Sprinklers

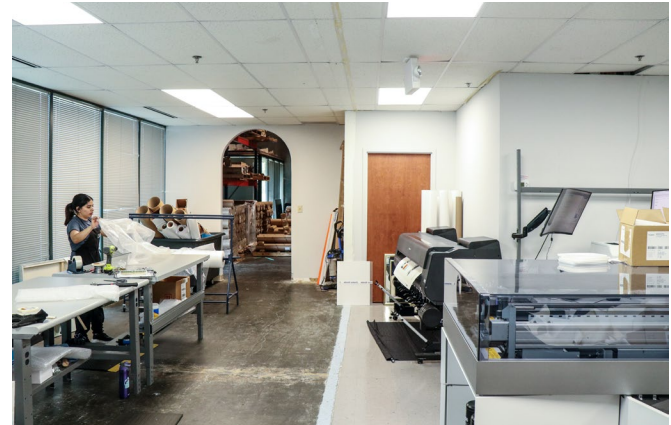


Situated in the established Gwinnett County business corridor, **1775 Breckinridge Parkway** offers a prime location in Duluth. The property provides convenient access to key regional thoroughfares, including Interstate 85, Pleasant Hill Road, and Sugarloaf Parkway, allowing efficient connectivity throughout Metro Atlanta.

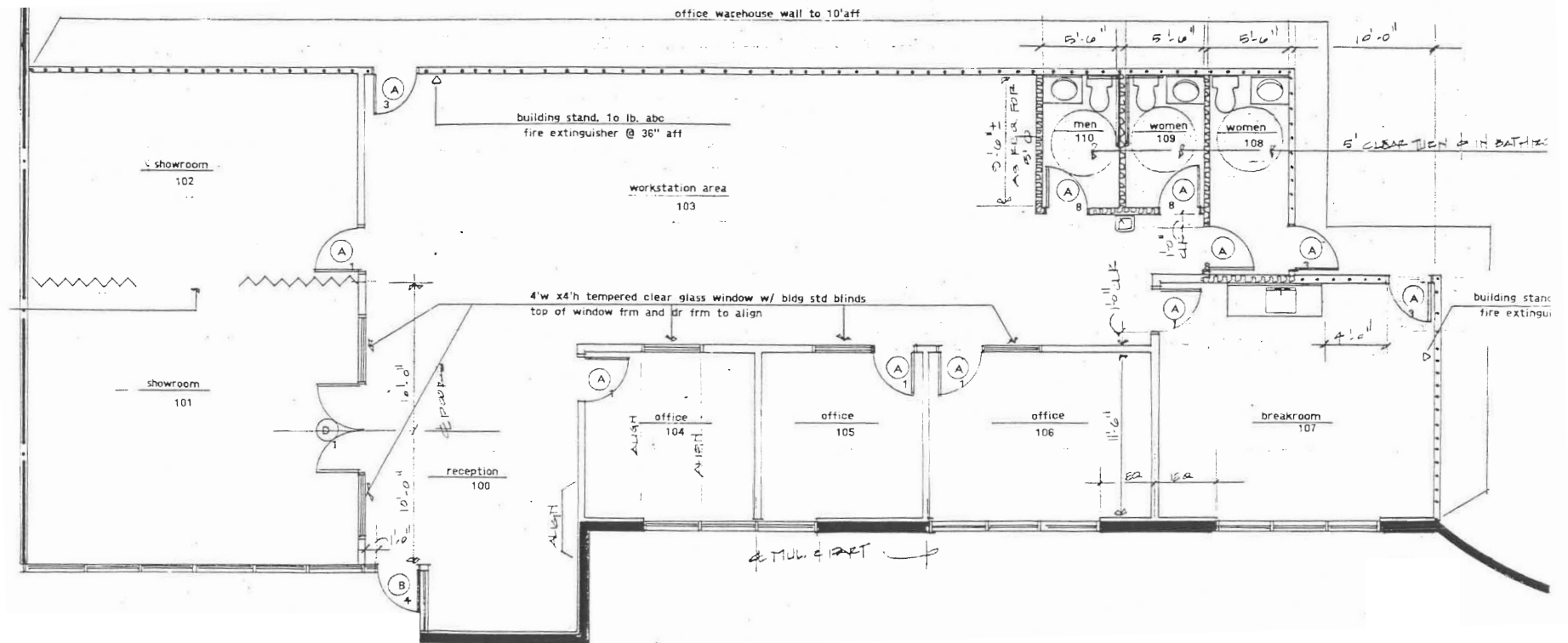


The surrounding area features a strong mix of corporate offices, industrial users, and retail amenities, making it a desirable business environment. The property is also within reasonable proximity to Hartsfield–Jackson Atlanta International Airport, supporting convenient regional and international travel.





100%



For More Information



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