

FOR LEASE

540 Hosea Road

LAWRENCEVILLE, GA 30046

14,850 SF SERVICE FACILITY | 4 - 17.5 USABLE ACRES OUTSIDE STORAGE

FOR MORE
INFORMATION:

MENDY RUDER
Principal
mendy@lee-associates.com
O: 404.442.2848

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

THE MENDY TEAM
SOUTHEAST INDUSTRIAL SERVICES

Property Highlights

BUILDING SIZE

14,858 SF Total Building

- 11,337 SF | Shop
- 3,521 SF | Office

OUTSIDE STORAGE

4 - 17.5 AC Usable Acres

- See pg. 3 for options

LOADING

- 8 Oversized Drive Ins (14'W x 16'H)
- 3 Grade Level Drive-In Doors (12'W x 8'H)
- 3 Pass-Through Bays
- Dock-High Platform

CEILING HEIGHT

21.5' - 25' clear height

ZONING

Light Manufacturing (LM) | City of Lawrenceville

FEATURES

Covered Outdoor Storage
Oil/Water Separator
Wash Bay
Dock High Loading Platform



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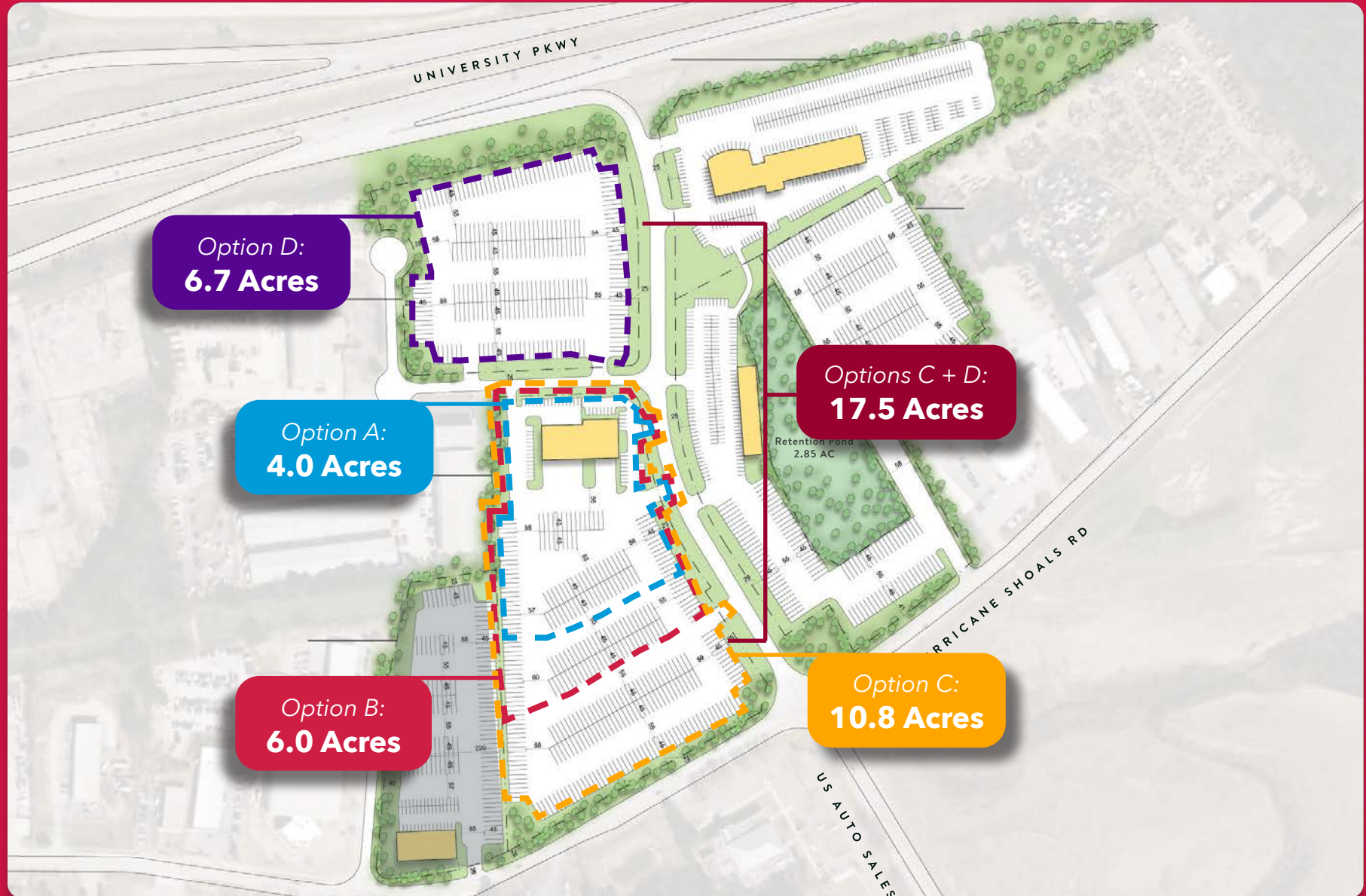
**THE
MENDY TEAM**
SOUTHEAST INDUSTRIAL SERVICES

Site Plan Options

● Location Highlights

● Property Specifications

● Property Summary



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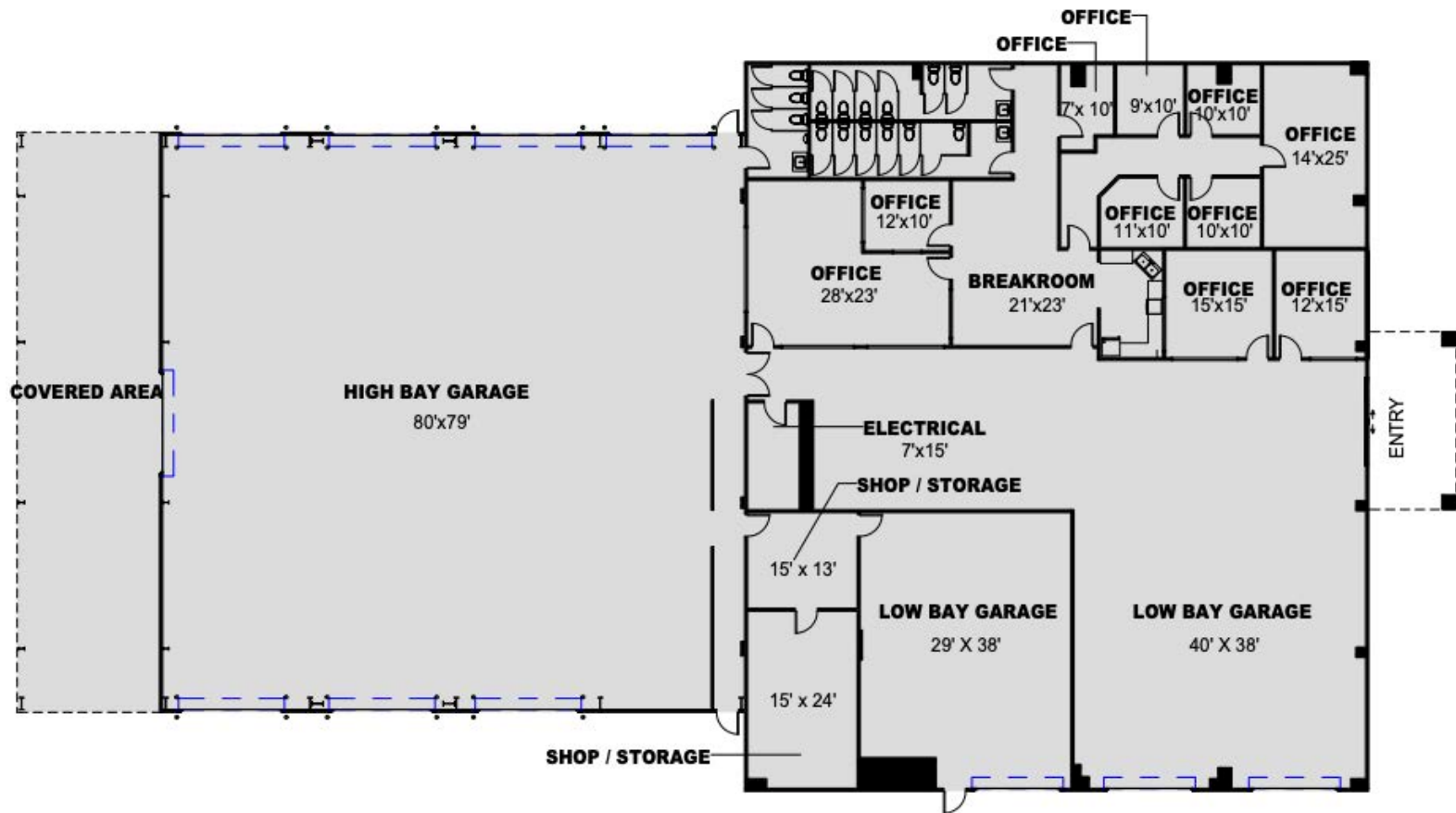
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Floor Plan

● Location Highlights

● Property Specifications

● Property Summary



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Location Highlights

KEY DISTANCES



540 Hosea Road



8 miles (via GA-316)



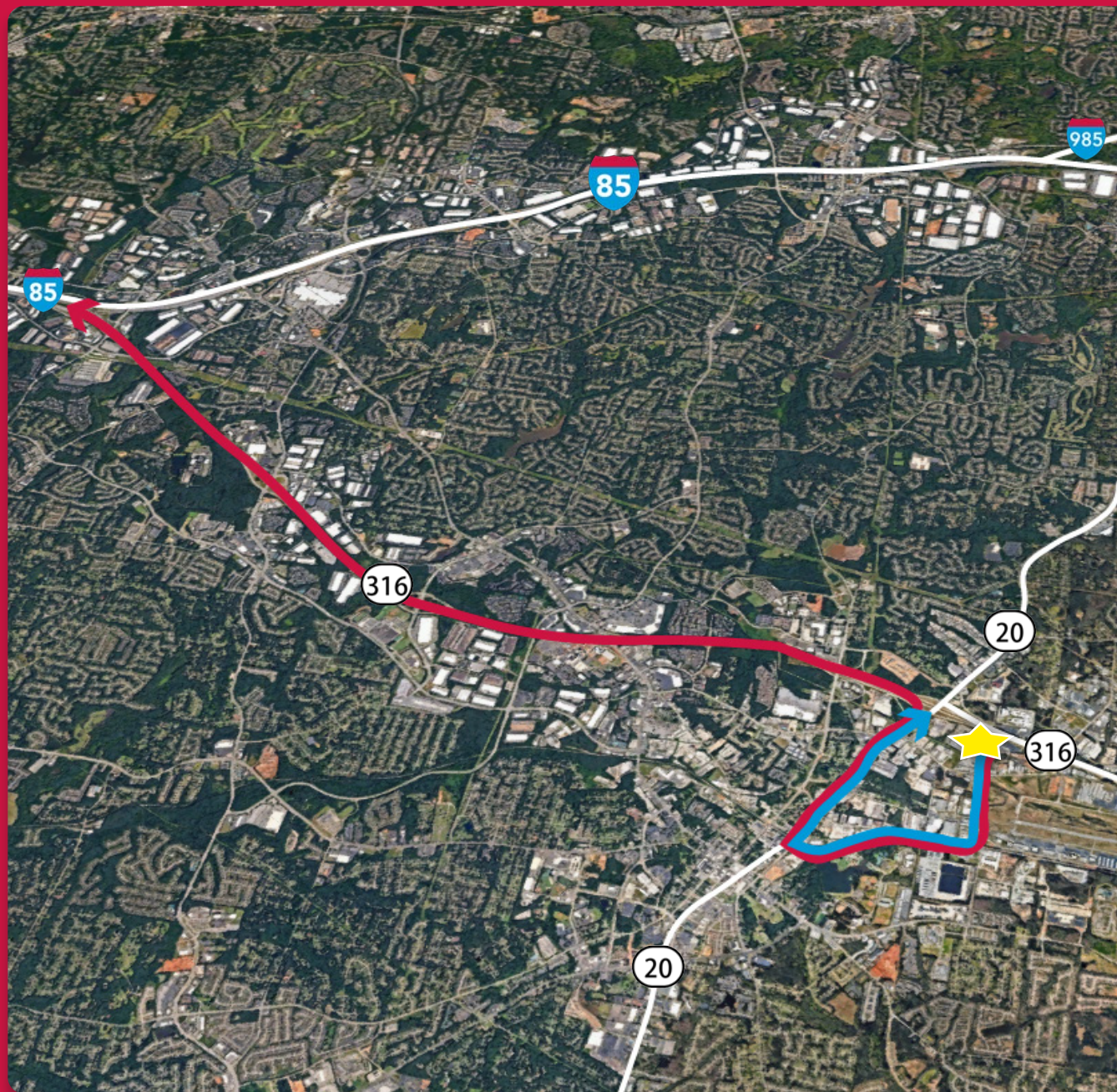
9.5 miles (via SR 20)



5 mins to GA-316
(via Hurricane Shoals Rd)



13 mins to I-85 (via GA-316)



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