



Industrial Flex | Gwinnett County, Georgia | Northeast Atlanta

1750 Beaver Ruin Road

Suite 550 | Norcross, Georgia 30093 | Gwinnett Park

8,718

TOTAL
SQ. FT.

8,718

OFFICE
SQ. FT.

B-T-S

WAREHOUSE
SQ. FT.

2

DOCK-HIGH
DOORS

2

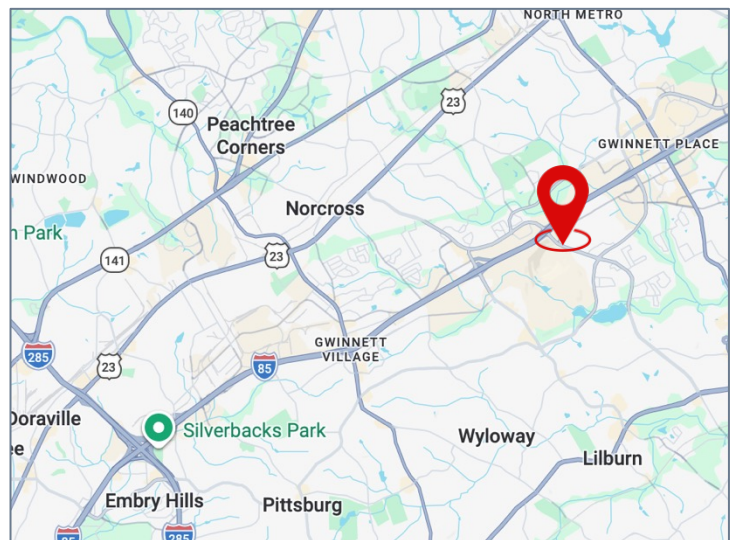
DRIVE-IN
DOORS

PROPERTY HIGHLIGHTS

- Expandable to 21,859 Sq. Ft.
- 33 Parking Spots, 5.20/1,000 Sq. Ft.
- Property Owner Will Demo Office As Needed
- LDCT 504.23 - State Tax Credits up to \$3,500.00 per Qualifying New Job.

LOCATION:

- 0.25 Miles to I-85
- 7.25 Miles to I-285
- 11.25 Miles to I-985
- 32.00 Miles to Hartsfield-Jackson



NASH 
COMMERCIAL

For More Information, Contact:

David M. Nash | Principal

(M) 404-386-5846

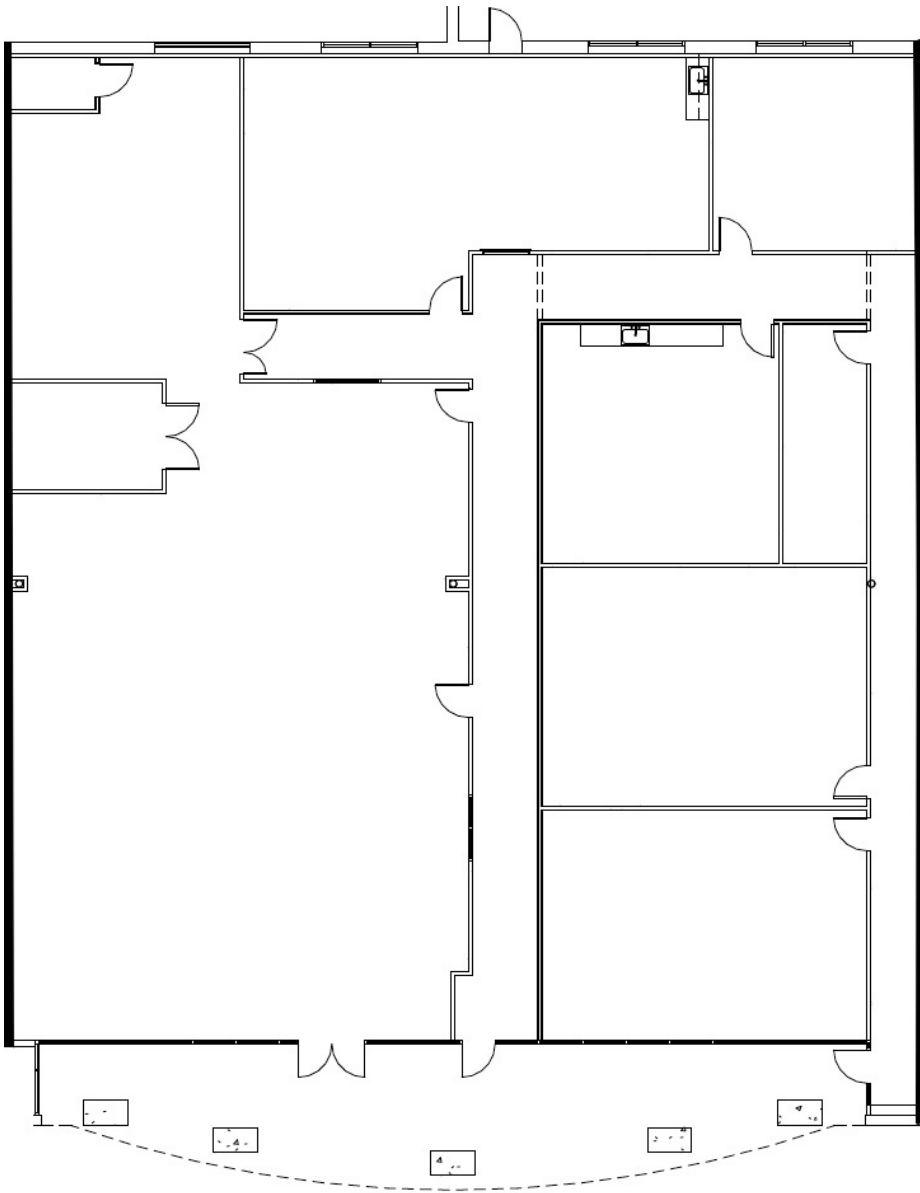
dnash@nashcommercial.com

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[Video Tour](#)



Total Available:	8,718 Sq. Ft.
Office Area:	8,718 Sq. Ft.
Warehouse:	B-T-S Sq. Ft.
Clear Height:	14'

Dock High Doors:	2
Drive-in Doors:	2
Parking:	33 Auto Parking Spots
Date Available:	Immediate



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