

1350 CAPITAL CIRCLE

Lawrenceville, GA 30043

25,550 SF FOR SALE - NORTHEAST



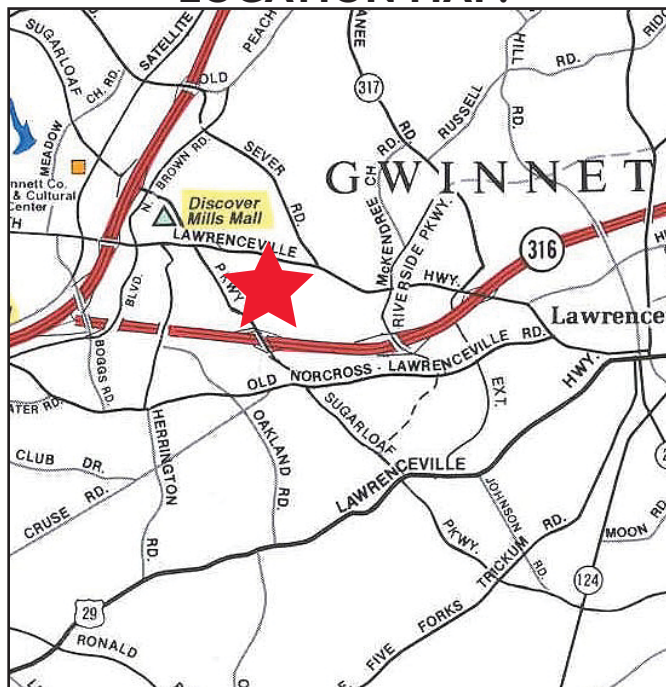
PROPERTY FEATURES:

- Strategically located in the Northeast Atlanta industrial market
- 2.204 acres of additional land (adjacent to facility and graded)
- Close proximity to I-85 & GA 316
- Excellent access to area amenities
- HVAC throughout warehouse and manufacturing space
- Excellent condition

PROPERTY STATISTICS:

Property Address:	1350 Capital Circle
Available Square Feet:	25,550 SF
Office Square Feet:	6,600 SF
Warehouse / Storage:	12,050 SF
Manufacturing Space:	6,900 SF
Ceiling Height:	16' - 22'
Column Spacing:	53' x 40'
Dock-High Doors:	2
Drive-In Doors:	1
Power:	800 amps, 3-phase power

LOCATION MAP:



FOR MORE INFORMATION, PLEASE CONTACT:

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404.877.9231 (direct)
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COLLIERS
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25,550 SF FOR SALE

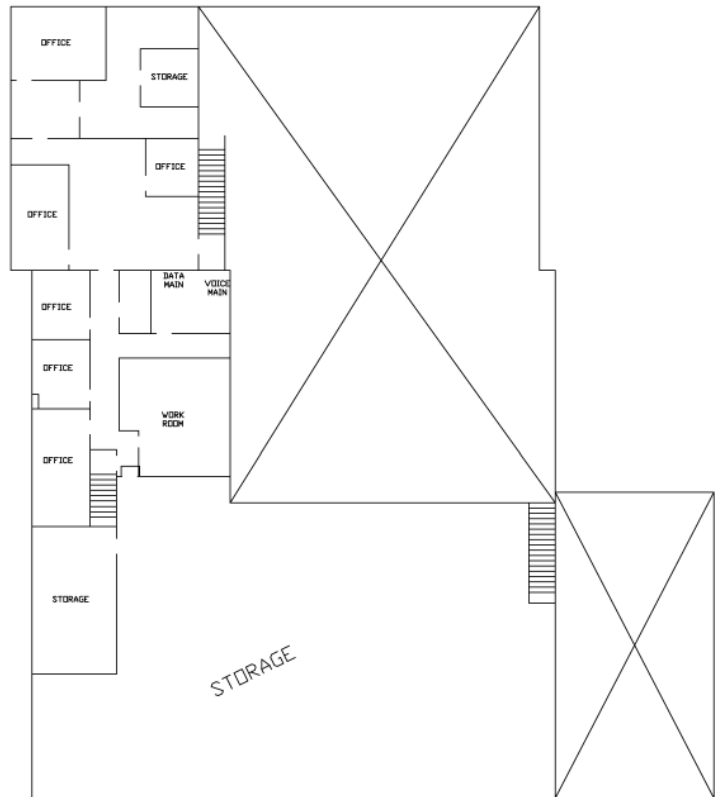
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COLLIERS
SPECTRUM CAUBLE



FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR

COLLIERS SPECTRUM CAUBLE

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