

# Northmont

## 3025 EVERGREEN DRIVE

Duluth, GA 30096

**199,738 SF FOR SALE - NORTHEAST**



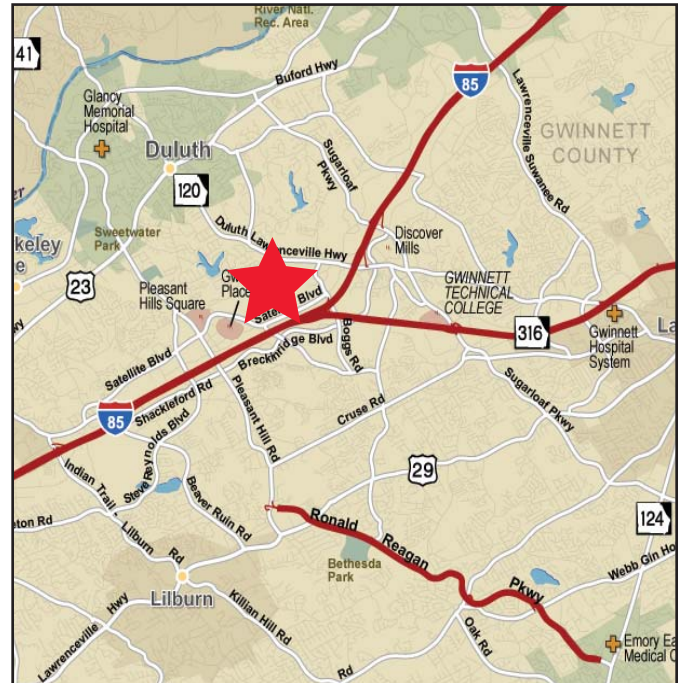
### PROPERTY FEATURES:

- Strategically located in the Northeast Atlanta industrial market
- Free standing corporate headquarters facility on 16 acres
- Outside storage area (expandable)
- Close proximity to I-85 & GA 316
- Excellent access to area amenities
- Built in 1990
- Excellent condition

### PROPERTY STATISTICS:

<b>Property Address:</b>	3025 Evergreen Drive
<b>Available Square Feet:</b>	199,738 SF (Expandable)
<b>Office Square Feet:</b>	31,274 SF (in two pods)
<b>Warehouse Square Feet:</b>	168,464 SF
<b>Ceiling Height:</b>	24'
<b>Dock-High Doors:</b>	13 with levelers
<b>Drive-In Doors:</b>	4 oversized doors & grade level
<b>Storage:</b>	Existing trailer storage
<b>Roof:</b>	Gravel Ballast over insulated corrugated sheet metal
<b>Sprinklers:</b>	ESFR in 5 zones
<b>Power:</b>	3 phase heavy power

### LOCATION MAP:



**FOR MORE INFORMATION, PLEASE CONTACT:**

**BEN LOGUE, SIOR:**  
404.877.9232 (direct)  
ben.logue@colliers.com

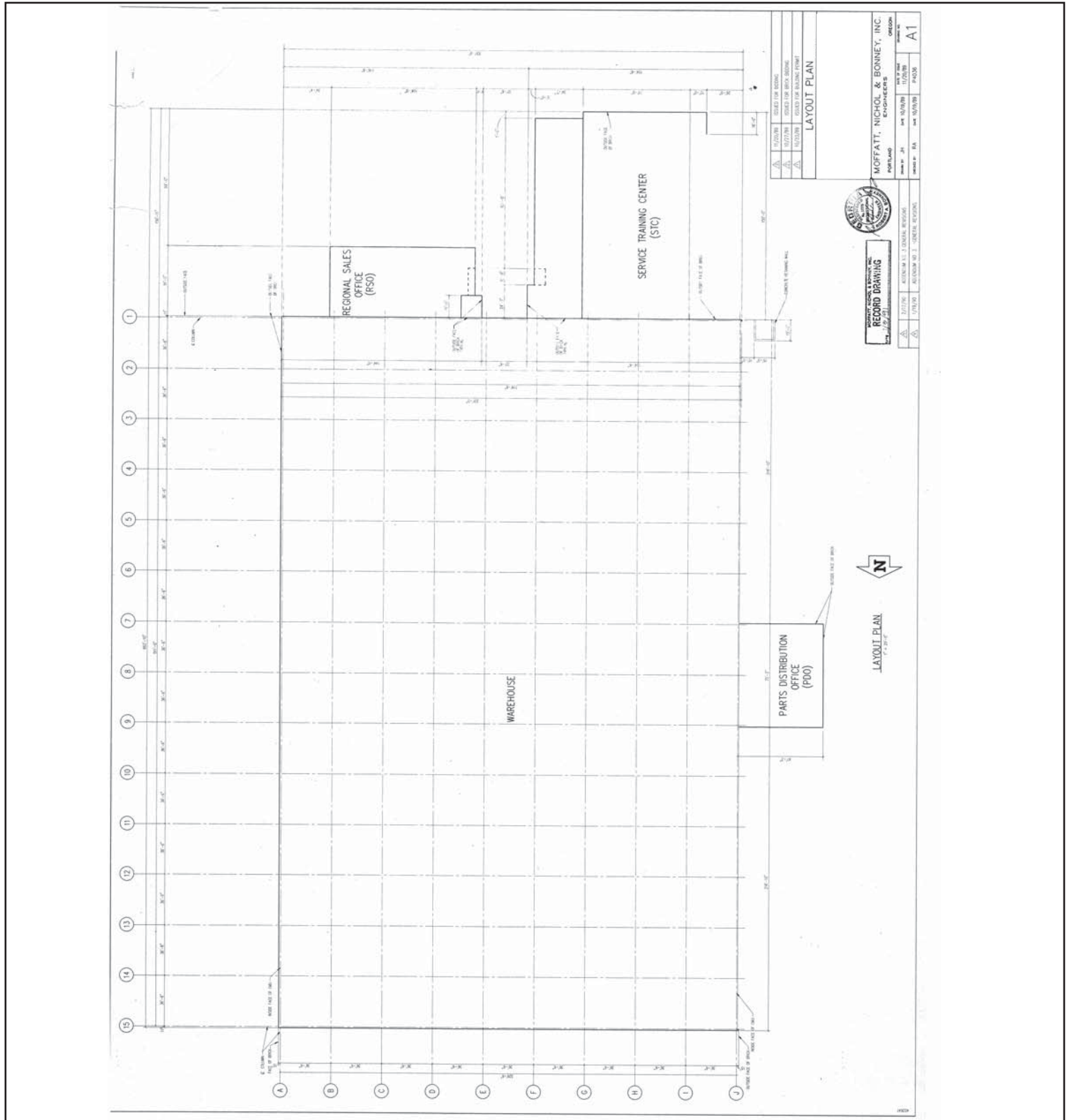
**PRICE WEAVER:**  
404.877.9266 (direct)  
price.weaver@colliers.com

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# 199,738 SF FOR SALE

3025 Evergreen Drive

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Two Midtown Plaza, Suite 1100 / 1349 West Peachtree Street, NE / Atlanta, GA 30309-2956 / 404.888.9000 (phone) / 404.870.2845 (fax) / [www.collierspectrumcauble.com](http://www.collierspectrumcauble.com)

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