

GWINNETT PARK

4366 SHACKLEFORD ROAD

Norcross, GA 30093

25,722 SF FOR LEASE - NORTHEAST



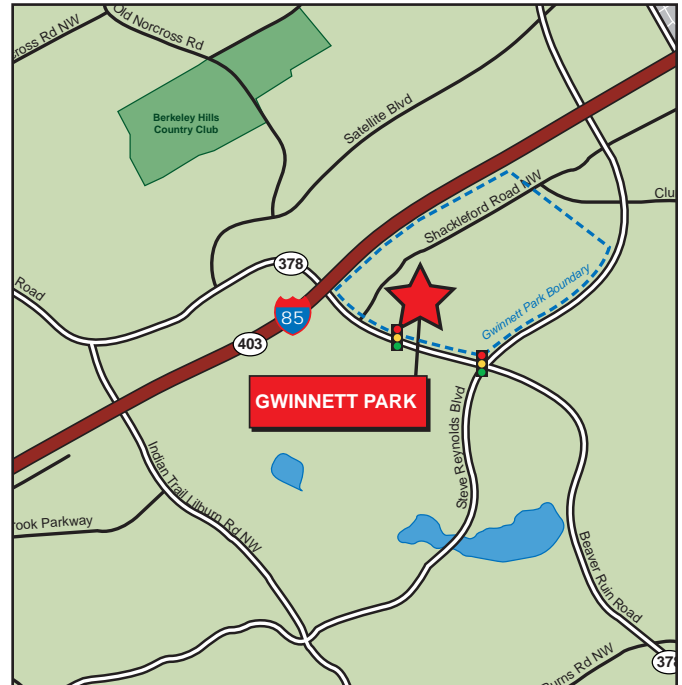
PROPERTY FEATURES:

- 56,709 SF Light Distribution Building
- New roof in January 2007
- Excellent Access to I-85 and Beaver Ruin Road

PROPERTY STATISTICS:

Property Name:	Gwinnett Park
Property Address:	4366 Shackleford Road
Property SF:	56,709 SF
Year Built:	1973
Office Square Feet:	28.5%
Dock-High Doors:	6
Building Depth:	135'
Parking:	93 auto spaces

LOCATION MAP:



FOR MORE INFORMATION, PLEASE CONTACT:

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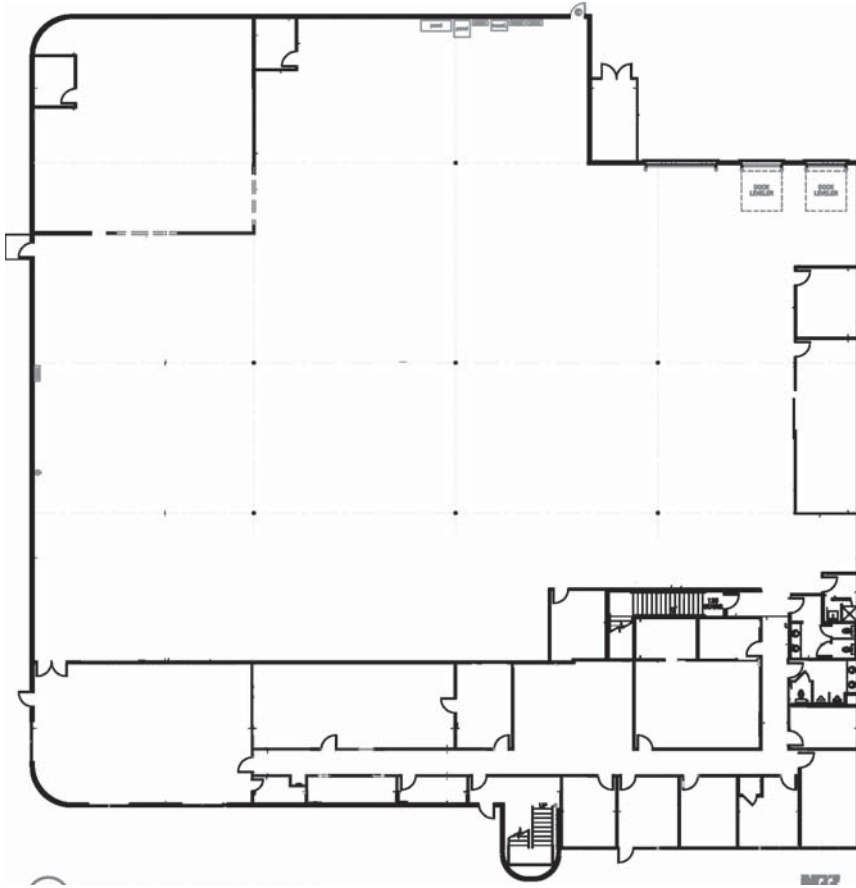
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25,722 SF FOR LEASE

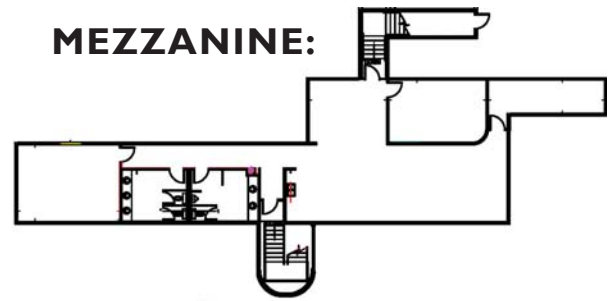
Gwinnett Park

4366 Shackleford Road, Suite A

COLLIERS
SPECTRUM CAUBLE

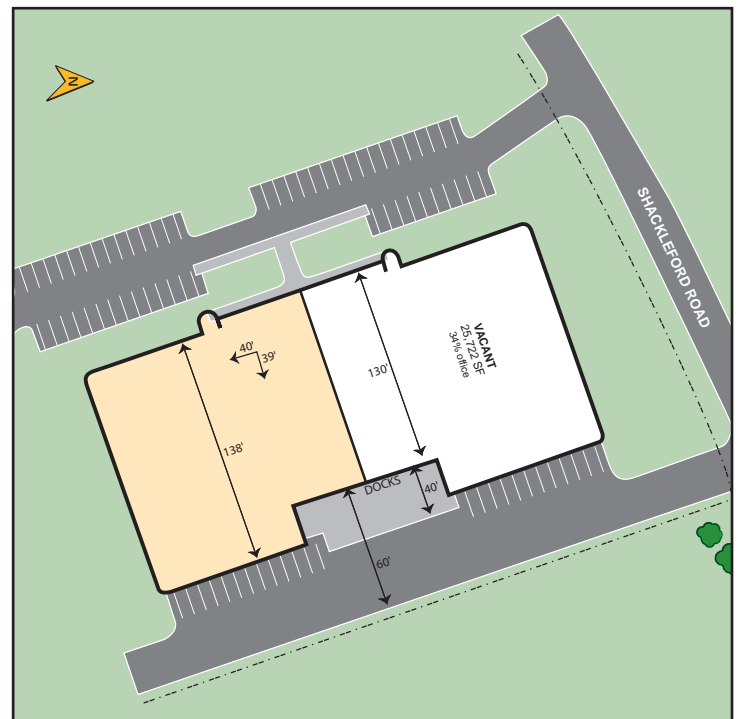


MEZZANINE:



AVAILABLE SPACE INFORMATION:

Available Square Feet:	25,722 SF
Office Square Feet:	8,745 SF
Ceiling Height:	21'
Dock-High Doors:	3
Sprinkler:	Yes
Building Depth:	135'
Column Spacing:	30' x 40'
Parking Ratio:	2:1,000 SF



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