



For LEASE or For SALE

2707 Main Street, NW

Duluth, GA 30096

- 36,306 SF with 1.7 acres available for lease
- Full building available for sale - 47,628 SF
- Great layout for HQ and municipal services
- Rare Industrial zoning in downtown Duluth

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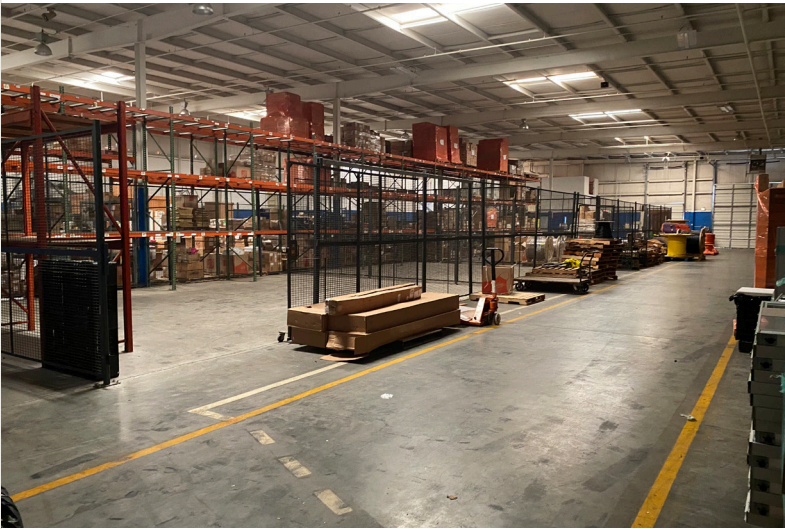
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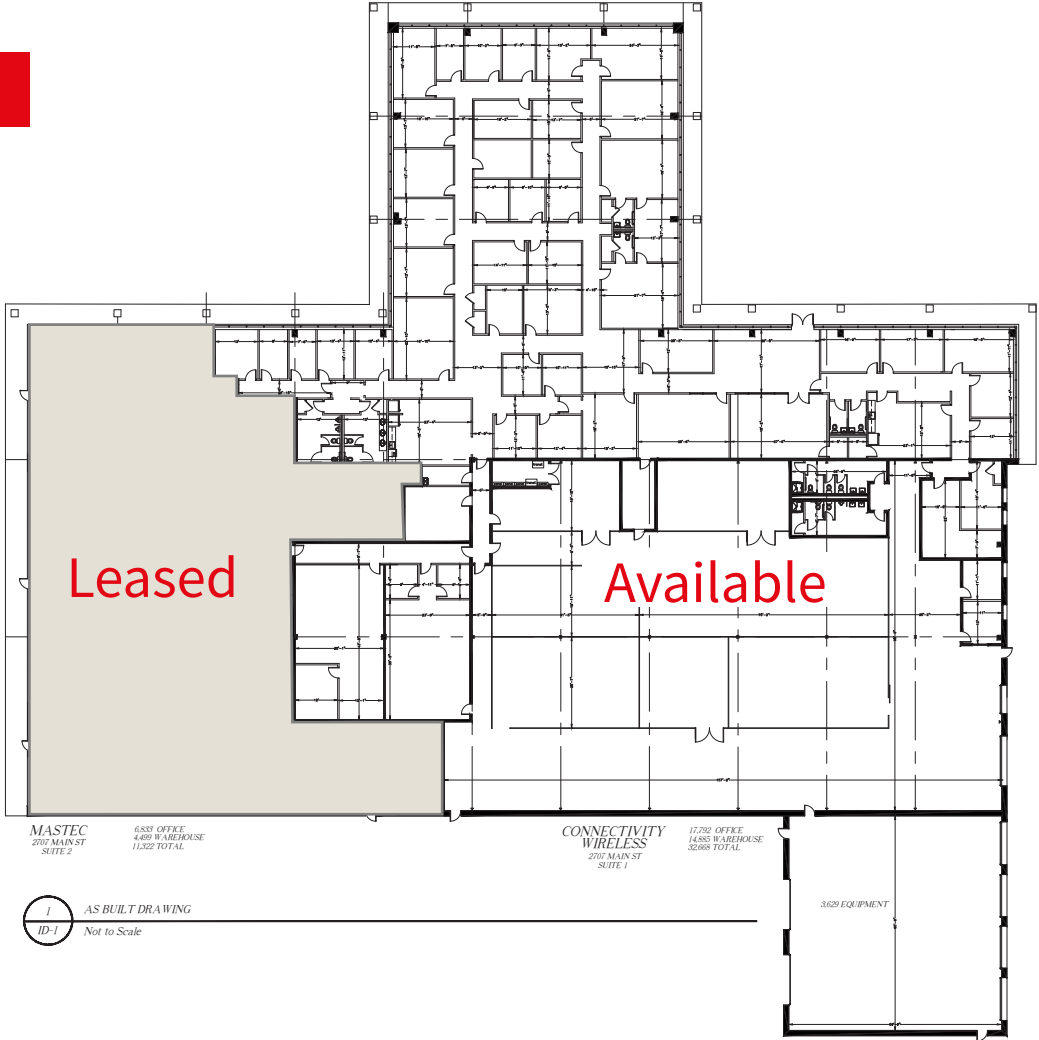
2707 Main St

-  **18,514 SF** warehouse
-  **17,792 SF** office
-  **21'** Clear height
-  Ample parking
-  **10** Grade-level doors
1 dock door
-  Heavy power - **1600 amps**
-  Corner lot

- For LEASE:**
- 36,306 SF total
 - 1.6 acres of yard
 - Zoned for outdoor storage
 - 2 separate parking lots with ample storage
 - \$11.00/NNN rental rate
- For SALE:**
- 47,628 SF total
 - 11,322 SF & 1.15 acres leased to MASTEC
 - 36,306 SF for lease or for user/purchaser
 - Asking price TBD



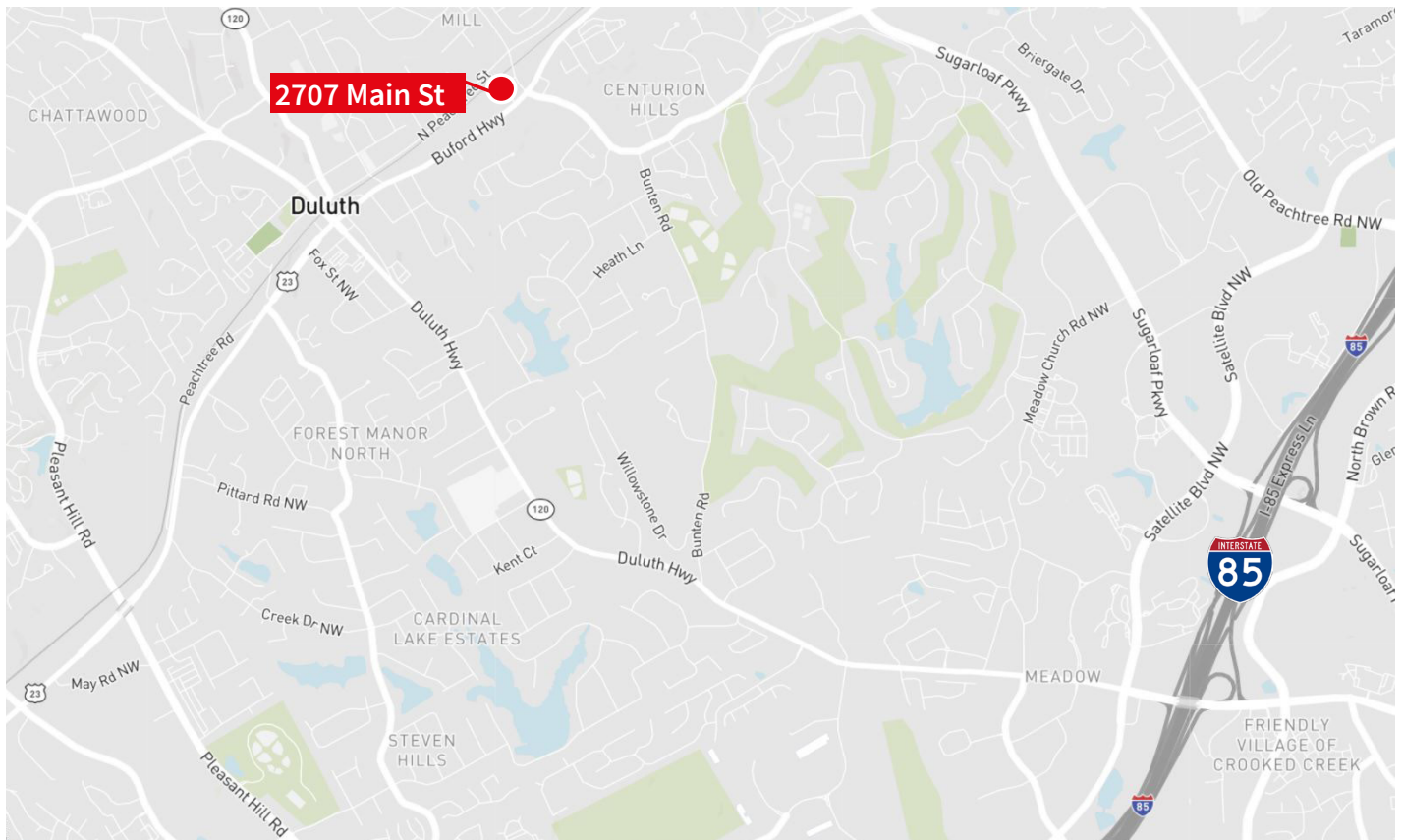
Floor plan



Site plan



Location



Interstate 85: 3 miles
Interstate 285: 5 miles
Interstate 75: 16 miles
Interstate 20: 20 miles



**Hartsfield-Jackson Atlanta
International Airport:** 29 miles



Downtown Duluth: 0.5 miles



Nearby Amenities:

- Phoenix Roasters Coffee
- Chase Bank
- FedEx
- Pure Taqueria
- El Porton Mexican
- The Cottage on Main



For more information, please contact:

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