

FOR LEASE

Owned and Operated by



4455 COMMERCE DRIVE

Suite 101 | Buford, GA 30518

11,423 SF



**LEASING INFO
& CONTACT**

Kane Chambers 404 812 4084 / kchambers@naibg.com
Liz Haden 404 812 4092 / lhaden@naibg.com

NAIBrannenGoddard

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

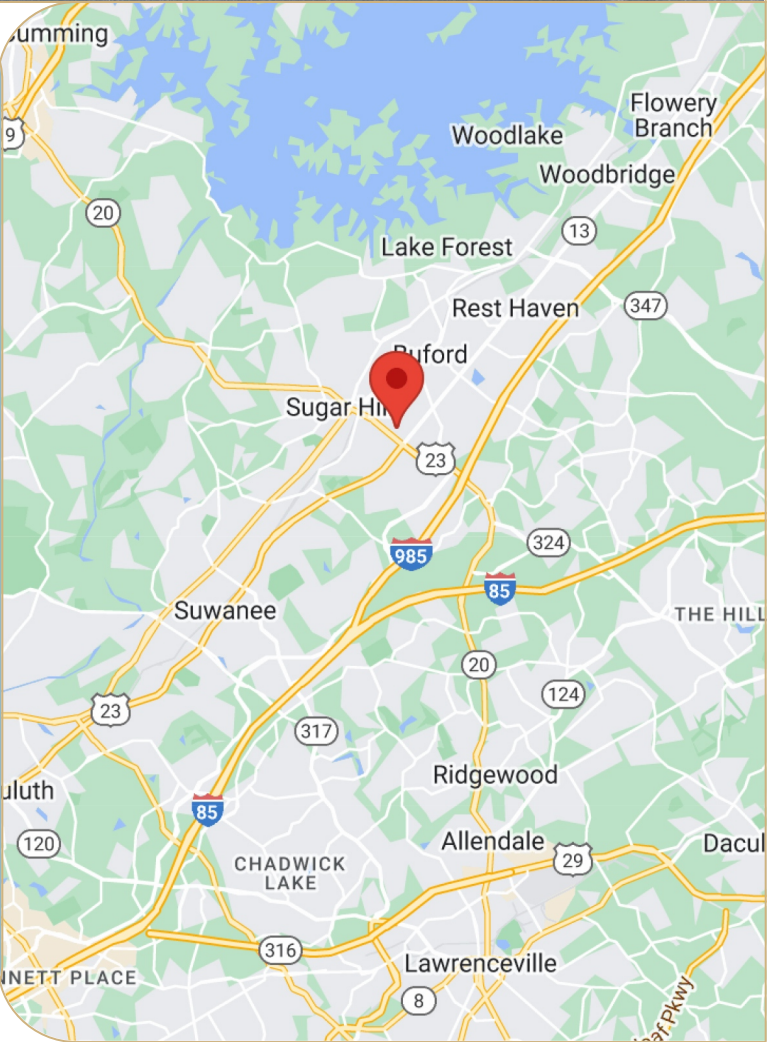


SUITE

Available Space:	11,423 SF
Office Space:	4,580 SF
Dock-High Doors:	2
Drive-In Doors:	1

BUILDING FEATURES

Clear Height:	20'
Building Depth:	130'
Parking:	1/1,000 Parking Ratio
Sprinkler:	Non-ESFR
Brick/Block Construction	





NOTABLE DISTANCES

Highway 20: <0.5 mile

Buford Hwy: < 1 mile

Peachtree Industrial Blvd: 1 mile

I-985: 2 miles (Exit 4)

I-85: 6 miles

AREA AMENITIES & ATTRACTIONS

Located in a master planned business park

Close to Hwy 20 and Buford Hwy

1 Mile West of I-985 at Exit 1

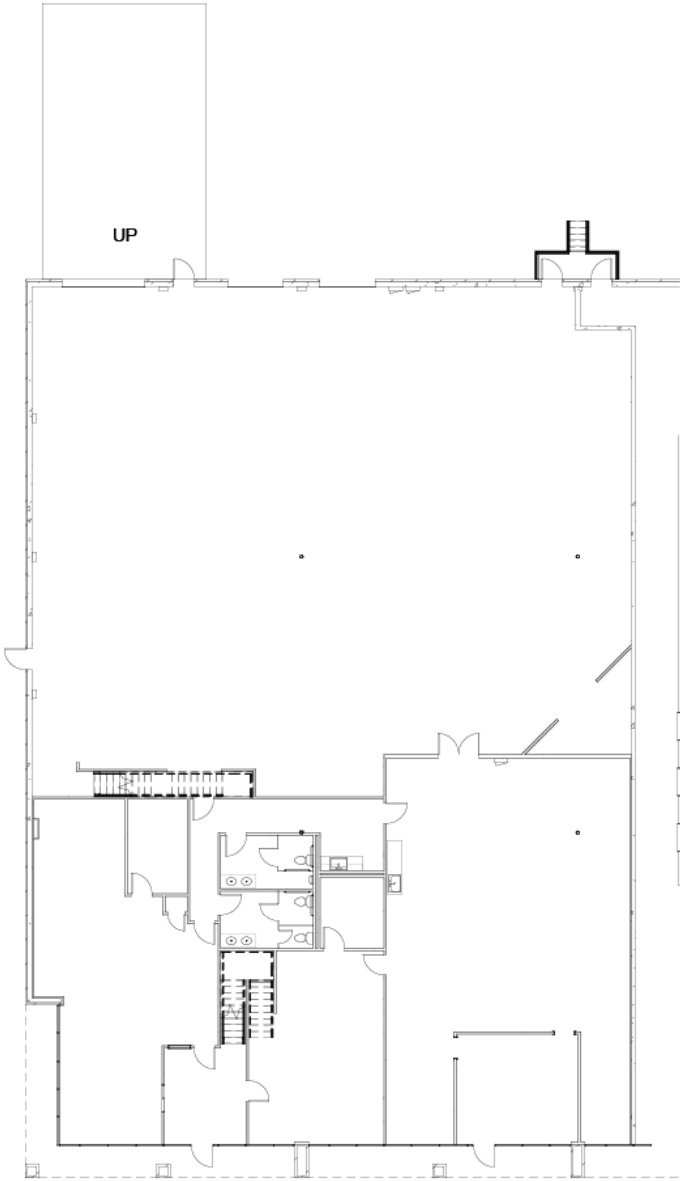
4 Miles from Mall of Georgia

Gwinnett County

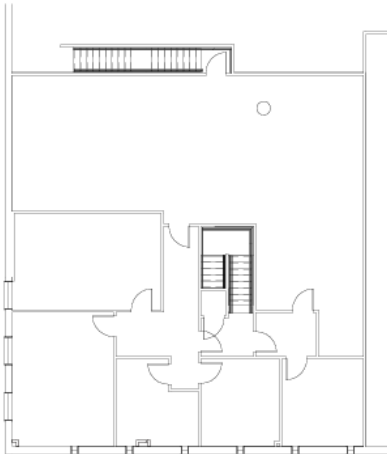
Aggressive Owner

SUITE 101

Office SF:	4,580
Warehouse SF:	6,843
Total SF	11,423



FIRST FLOOR



MEZZANINE LEVEL