

FOR LEASE

AVALON RIDGE BUSINESS PARK

5085 AVALON RIDGE PARKWAY
NORCROSS, GA 30071

 AMERICAN CAPITAL PROPERTIES



OVERVIEW

- » Single-story flex building with a combined square footage of more than 35,000 sf
- » Strong 4:1 parking ratio
- » Two long-term international tenants
- » Part of Avalon Center complex
- » Ideal research and development environment
- » Beautifully landscaped, well-maintained, excellent condition

FEATURES

- » Flex suites with 22' clear ceilings in warehouse
- » Fully sprinklered
- » Dock-high doors and drive-in doors
- » Office and warehouse spaces

LOCATION

- » Easy access to Peachtree Industrial Blvd and I-285, both major Atlanta arteries
- » Close proximity to banks, restaurants, recreation, retail, hotels, and executive housing
- » Located within an area boasting strong population growth since 2000
- » Located in Norcross, Gwinnett County's second oldest city and first to be placed on Register of Historic Places

ASKING RATE

- » Contact agent

LEASE TYPE

- » NNN

SPACE AVAILABLE

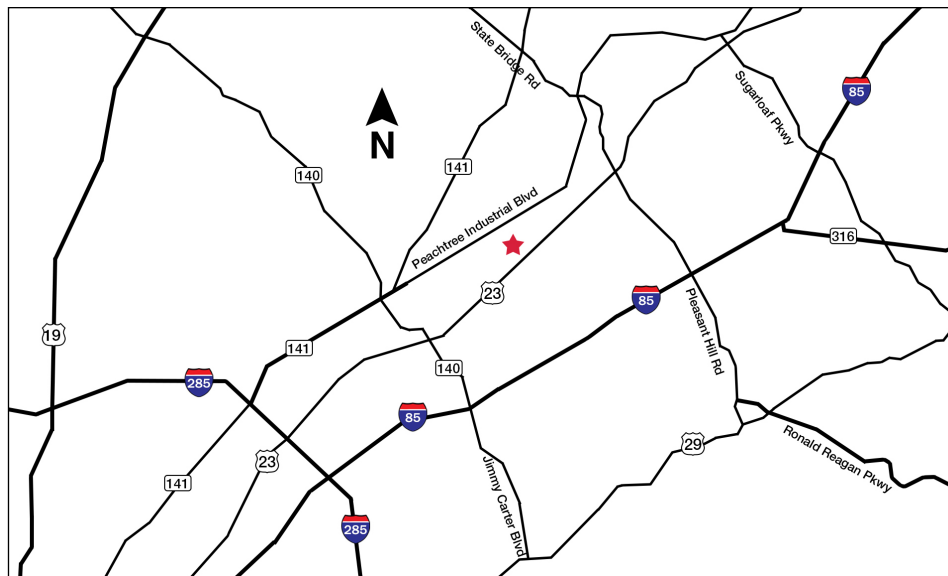
- | | |
|-------------|-----------|
| » Suite 100 | 8,626 sf |
| » Suite 150 | 7,088 sf |
| » Suite 200 | 19,820 sf |

FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

AERIAL MAP | ROAD MAP



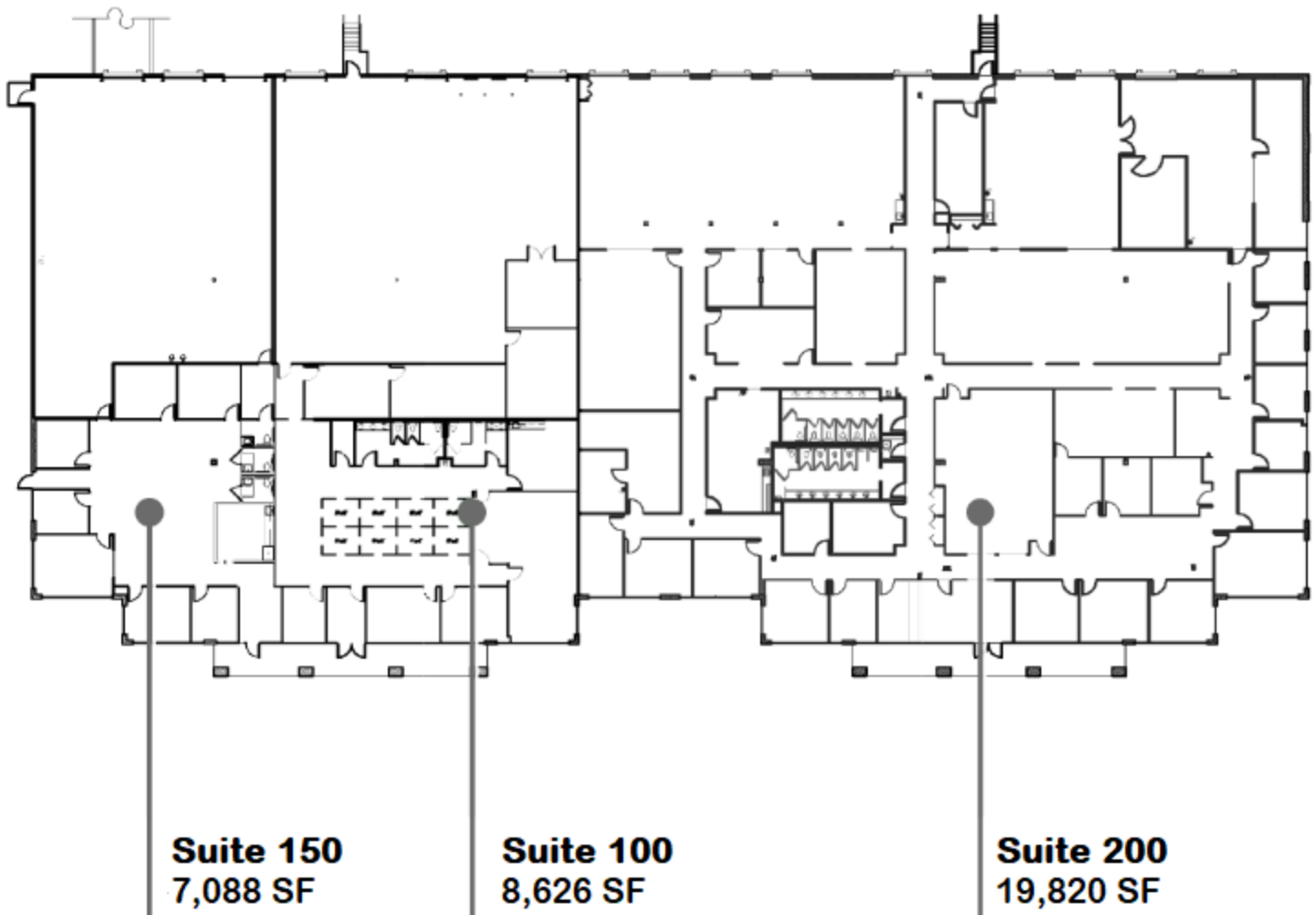
FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896

KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

BUILDING PLAN



FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

ADDITIONAL PHOTOS



FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896

KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM