

For Lease

± 30,600 SF Freestanding Building

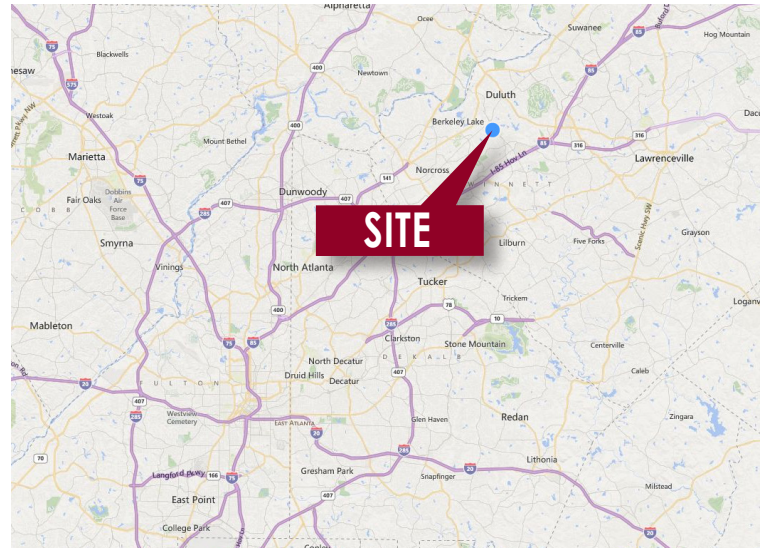
2883 Pleasant Hill Road, Duluth, GA, 30096



PROPERTY OVERVIEW

± 12,600 SF office & production
± 6,000 SF showroom
± 12,000 SF warehouse
± 30,600 SF Total

- Upgraded office finish
- 18' - 24' clear height
- 2 drive-in doors: 19' x 14'
- ± 2 Acres additional outside storage available
- Heavy power 1,000 AMPS service
- Floor drains
- Zoned M-2
- Corner lot on Pleasant Hill Road - 1/8 mile from Buford Hwy
- 45,000 Cars per day visibility
- 1.5 miles to I-85



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
404.442.2810

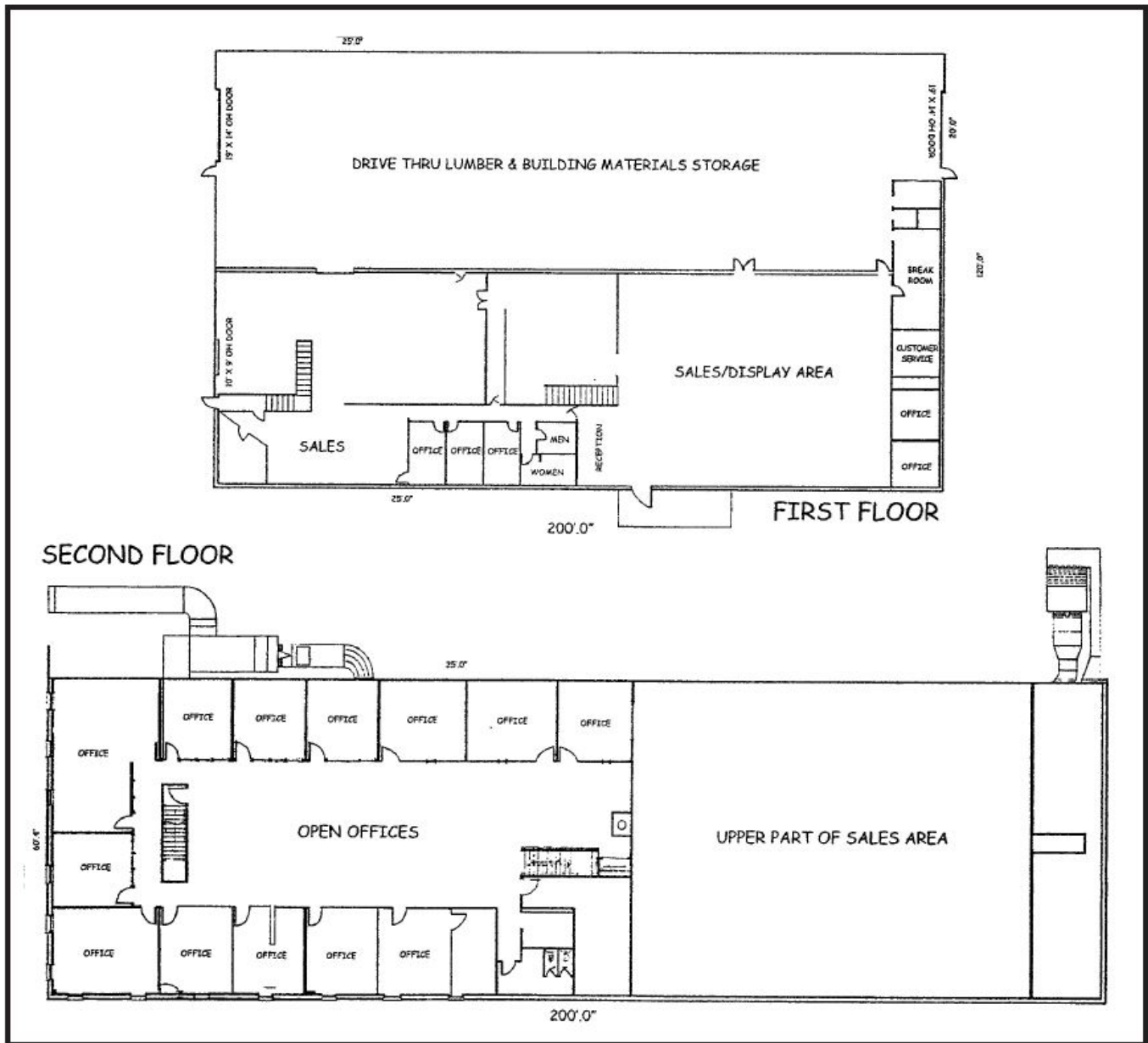
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