

# FOR LEASE



## PROPERTY OVERVIEW

100 Paper Mill Road is a small suite warehouse complex that comprises five buildings totaling 23,355 square feet. Each suite is approximately 1,000 square feet in size (and may be combined) and includes an air conditioned small office space, a large warehouse area equipped with 10 x 12 drive-in overhead door, a private restroom and a small storage space. With easy access to Highway 316 and Downtown Lawrenceville, this property is well positioned for easy accessibility and access to nearby amenities.

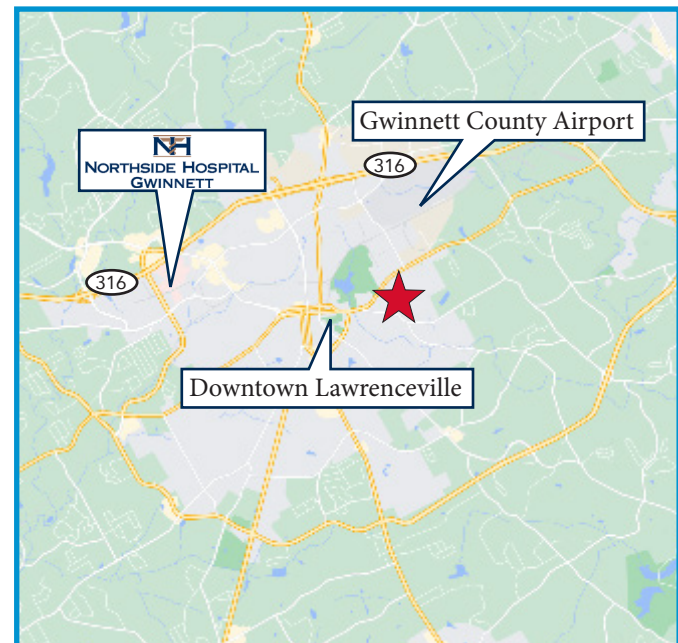
## HIGHLIGHTS

- » Each suite is approximately 1,000 square feet in size and is equipped with 10 x 12 drive-in overhead door, a warehouse area, an office area with HVAC, a private restroom and a small storage space.
- » Rent includes water, sewer and dumpster; Tenant will pay its own electric and gas bill.
- » The property is located less than 2 miles from Highway 316 and is adjacent to Downtown Lawrenceville.
- » Property provides 24-hour access to each tenant suite.

## *Downtown Lawrenceville Warehouse Space*

100 Paper Mill Rd.  
Lawrenceville, GA 30046

- **Suite E-1: 1,034 SF - \$1,750/month + utilities.**
- **Minimum 3 year lease.**



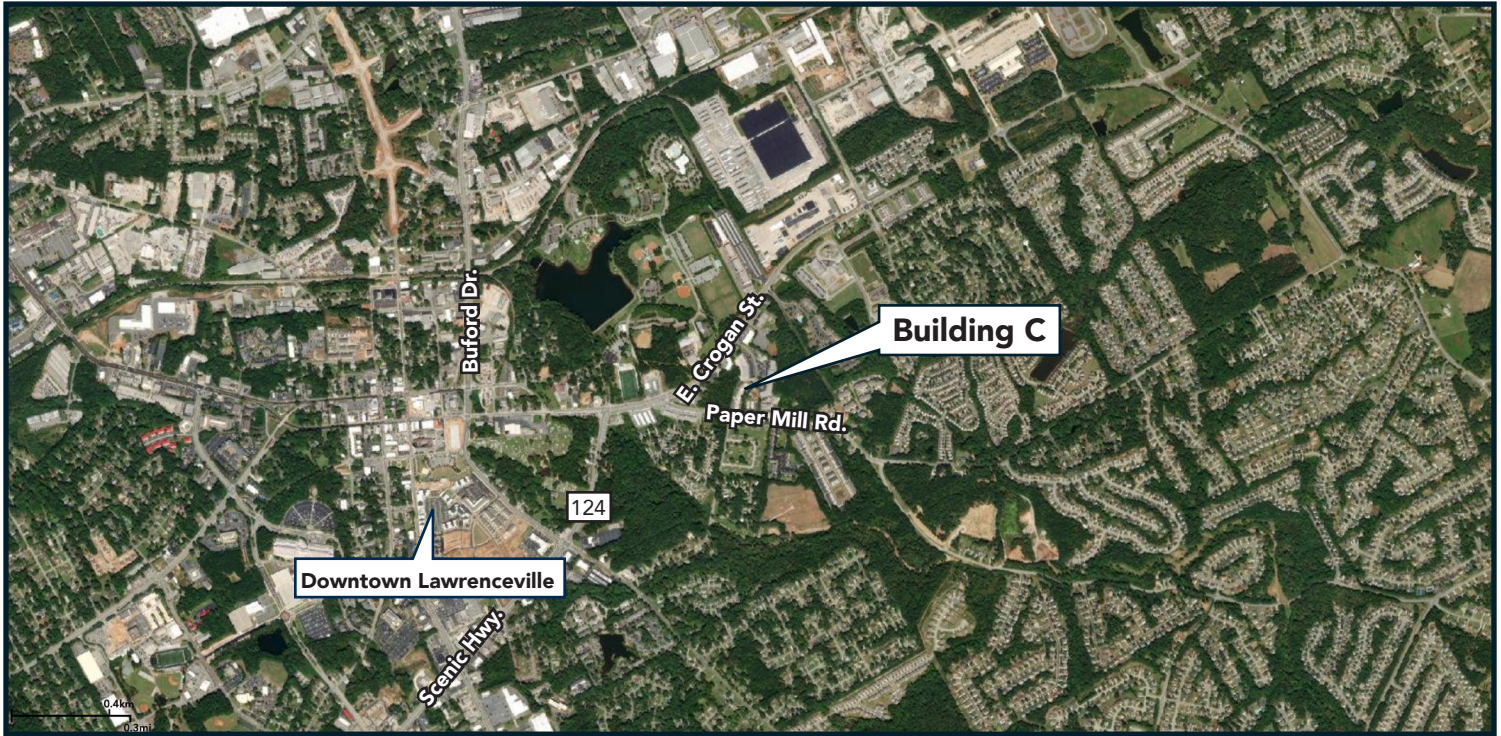
**FOR MORE INFORMATION, PLEASE CONTACT**  
Fisher Paty | 404-371-4100 | [fpaty@oakrep.com](mailto:fpaty@oakrep.com)

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## *Downtown Lawrenceville Warehouse Space*

100 Paper Mill Rd., Lawrenceville, GA 30046



**Sample Suite**



**Sample Suite**

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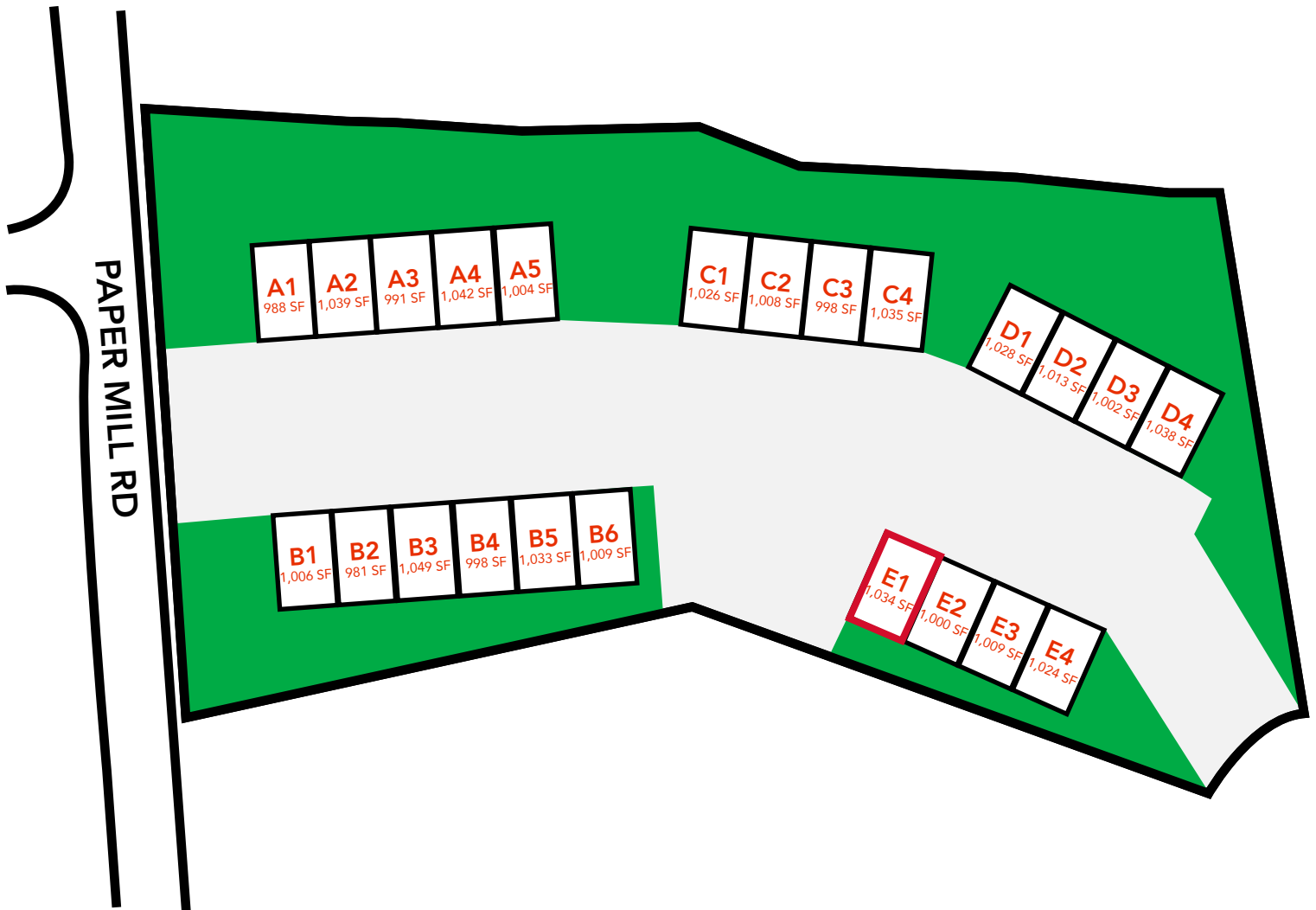
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### CURRENTLY AVAILABLE SUITE(S)



*See following page(s) for space plans*

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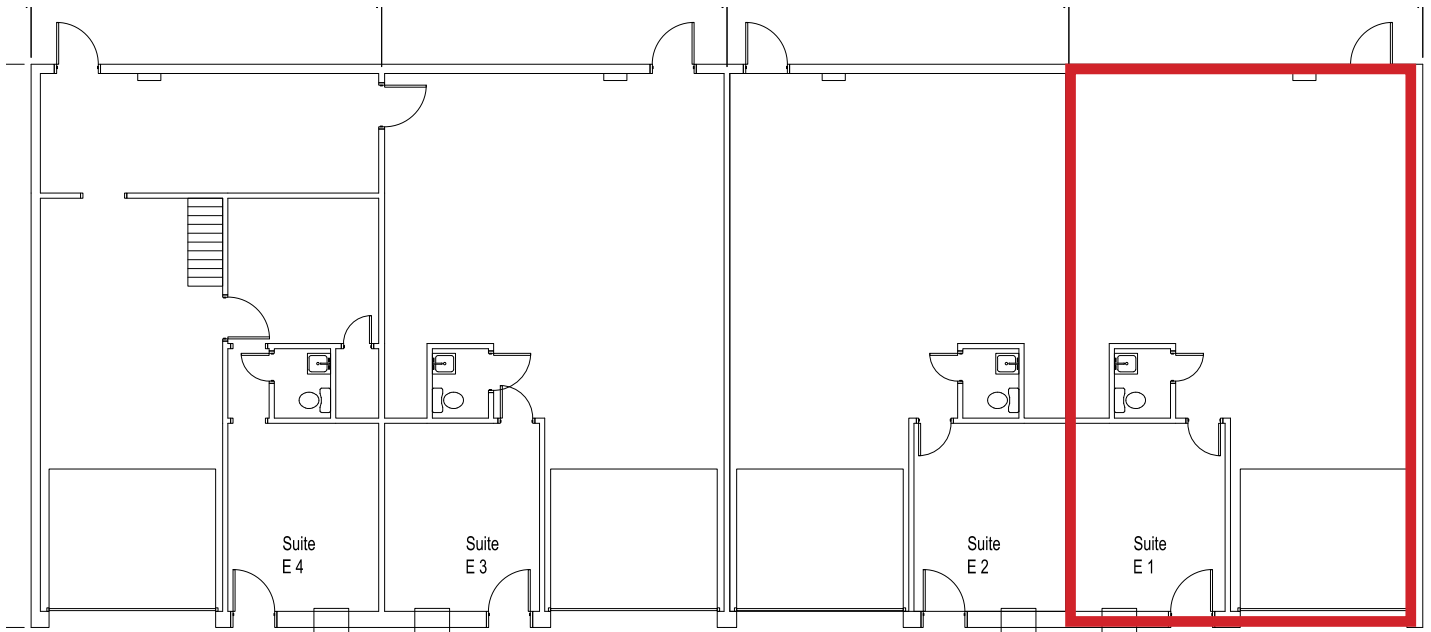
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## *Downtown Lawrenceville Warehouse Space*

100 Paper Mill Rd., Lawrenceville, GA 30046

Front of Building



**Suite E-1**  
**1,034 SF**  
**\$1,750/month**

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