



FOR LEASE

EXCLUSIVE OFFERING

485 Buford Drive, Lawrenceville, GA 30046

Lawrenceville Warehouse Space



**OAKHURST
REALTY
PARTNERS**

FOR MORE INFORMATION, PLEASE CONTACT: Fisher Paty | 404-371-4100 | fpaty@oakrep.com

FOR LEASE

Lawrenceville Warehouse Space



OVERVIEW

485 Buford Drive is a small suite warehouse complex that is located 1.4 miles from SR 316 and 1.2 miles from Downtown Lawrenceville. The property is comprised of two buildings totaling 66,400 SF. Each suite ranges from 1,000 - 3,000 SF and includes 1-2 offices, a 9-10'W x 10'H drive-in overhead door and a private restroom. With easy access to SR 316, I-85 and Downtown Lawrenceville, this property is well positioned for easy accessibility to nearby amenities.

HIGHLIGHTS

- » Suites ranging from 1,000 - 3,000 SF
- » Each suite features 1-2 offices, a 9-10'W x 10'H drive-in overhead door and a private restroom
- » Common area loading dock
- » Rent includes water, sewer and dumpster; Tenant will pay its own electric and gas bill
- » The property is located 1.4 miles from SR 316 and 1.2 miles from Downtown Lawrenceville
- » Property provides 24-hour access to each tenant suite



FOR MORE INFORMATION: Fisher Paty 404-371-4100 | fpaty@oakrep.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

FOR LEASE



Lawrenceville Warehouse Space

485 Buford Drive, Lawrenceville, GA 30046



FOR MORE INFORMATION: Fisher Paty 404-371-4100 | fpaty@oakrep.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

FOR LEASE

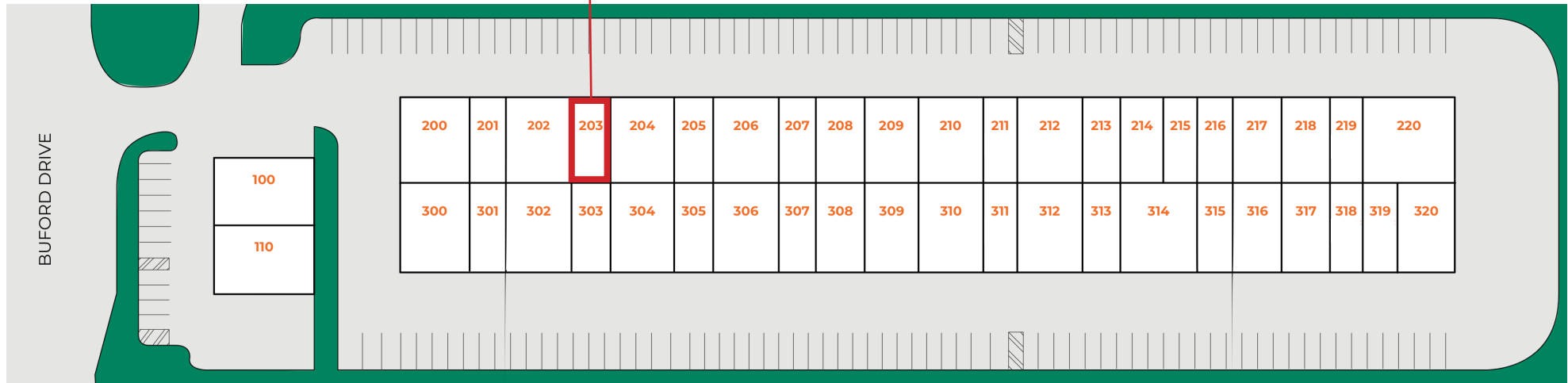


Lawrenceville Warehouse Space

485 Buford Drive, Lawrenceville, GA 30046

CURRENTLY AVAILABLE SUITE(S)

Suite 203
1,000 SF
100% HVAC
9'W x 10'H Drive-In Door
One Office
\$1,750/Month + Elec/Gas



FOR MORE INFORMATION: Fisher Paty 404-371-4100 | fpaty@oakrep.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.