



**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](mailto:fpaty@oakrep.com)

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## *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 1-4 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 bill
- » The property is located 0.6 miles from SR 316 and 1.2 miles from Downtown Lawrenceville
- » Property provides 24-hour access to each tenant suite



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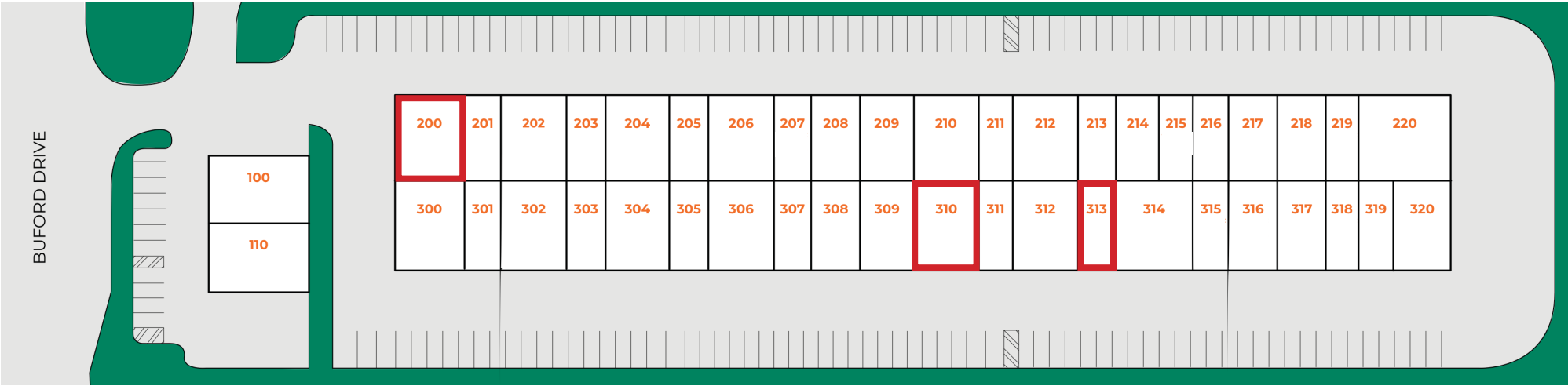
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**CURRENTLY AVAILABLE SUITE(S)**



*See following page(s) for space plans*

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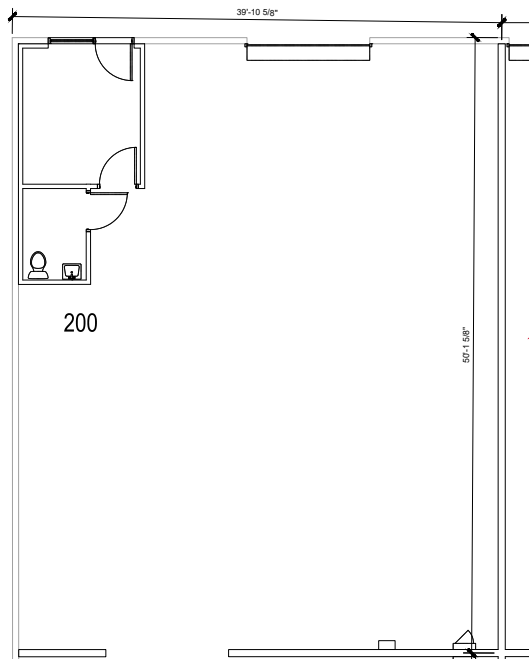
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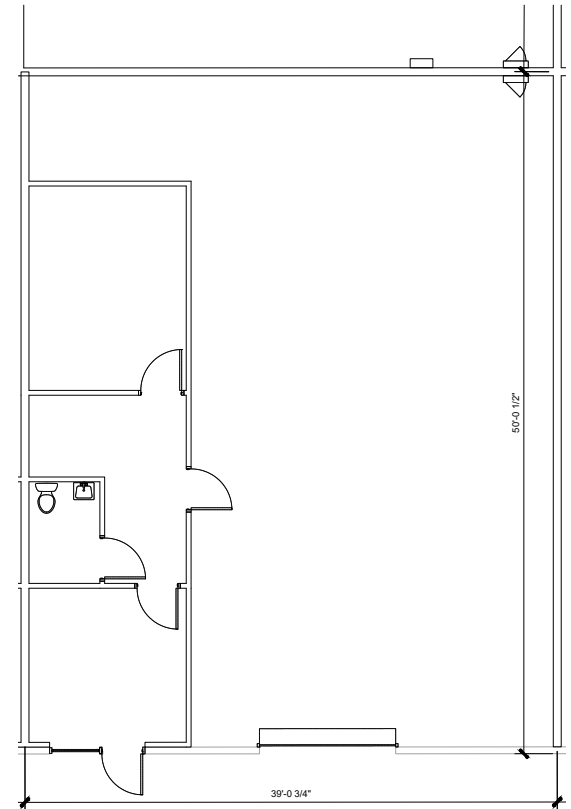
485 Buford Drive, Lawrenceville, GA 30046

### CURRENTLY AVAILABLE SUITE(S)



**Suite 200**  
**2,008 SF**  
**100% HVAC**  
**10' W x 10'H Drive-In Door**  
**One Office**  
**\$2,750/Month + Electric**

**Suite 310**  
**1,964 SF**  
**100% HVAC**  
**10' W x 10'H Drive-In Door**  
**One Office**  
**\$2,650/Month + Electric**



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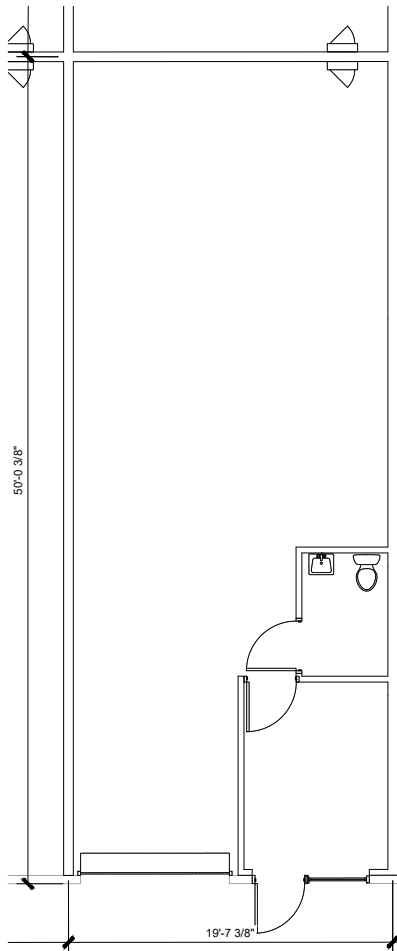
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### CURRENTLY AVAILABLE SUITE(S)



**Suite 313**  
**986 SF**  
**HVAC in Office**  
**9' W x 10'H Drive-In Door**  
**One Office**  
**\$1,650/Month + Electric**

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