

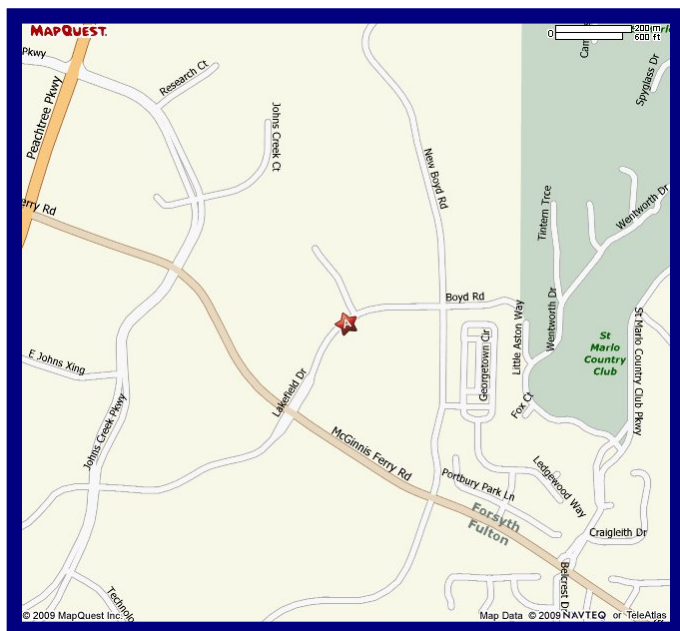
FOR LEASE OR SALE

60,700 Sq. Ft. Freestanding Building



LOCATED IN JOHNS CREEK DEVELOPMENT

**3851 LAKEFIELD DRIVE
SUWANEE, GA 30024**



For More Information, Contact:
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Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.
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SITE PLAN/FLOOR PLAN/SPECIFICATIONS

BUILDING LOCATION: 3851 Lakefield Drive
Suwanee, Forsyth County, Ga. 30024

SQUARE FOOTAGE: 55,900 Sq Ft. Warehouse
4,800 Sq. Ft. Office

PARKING: 52 spaces, paved and striped

COLUMN SPACING: 40' X 40'

SITE: 4.6 Acres (landscaped)

CEILING HEIGHT: 20' Clear Height (minimum)

YEAR BUILT: 1994, expanded 1997, renovated 2008

TRUCKING: (4) 8' X 10' Dock Height Doors
(1) 8' X 12' Drive-In
Concrete truck court – 110'

CONSTRUCTION: Walls: split face brick on block
Roof: built-up

UTILITIES: Power: Georgia Power
480 volts/1,600 amps
Water: Forsyth Co.
Sewer: Forsyth Co.
Gas: Gas South

LIGHTING: Metal Halide

HVAC: Warehouse 100% air conditioned

SPRINKLER: 100% wet

ZONING: M-1 Light Industrial

PREVIOUS USE: Fabrication, assembly and
distribution, corporate headquarters

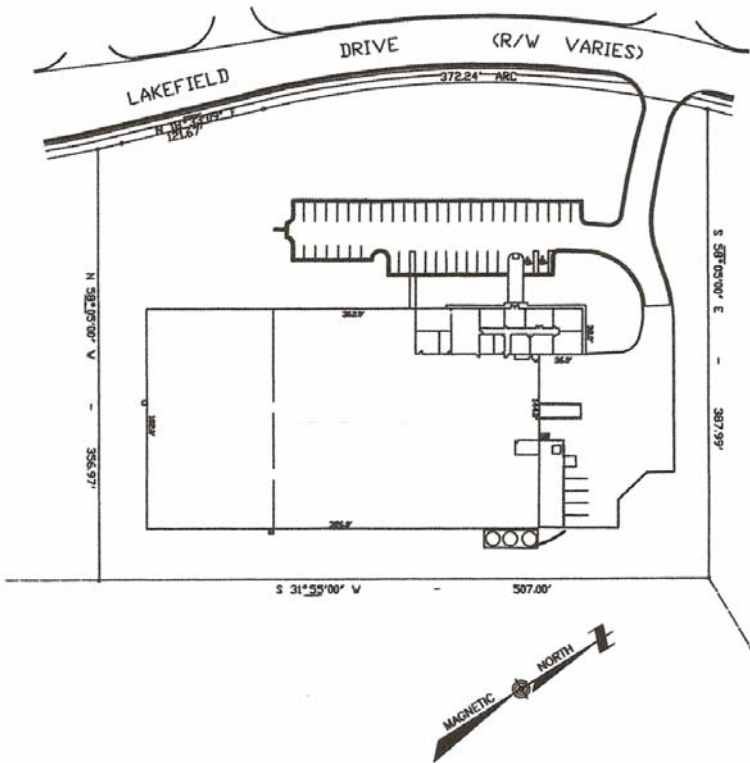
POSSESSION: Immediate (excellent condition)

TRANSPORTATION: Located in Johns Creek
6 miles west of Georgia 400,
9 miles east of I-85

RECENT RENOVATION:

WAREHOUSE: strip & sealed floors, new overhead
doors, walls painted, new lighting

OFFICE: new restroom and breakroom
fixtures, new ceilings and lighting



COMMUNITY

Strategically, located in the heart of Johns Creek Technology Park, a master planned business environment with ancillary support services to suit corporate facility users. Recognized as one of the best industrial and office projects in the world by FIABCI, Johns Creek is home to world class companies: CIBA Vision, Arris Group, Quest Diagnostics, Kenwood USA, Kraft Foods, State Farm and Fiserv, Inc. and the 15,000 people employed by these and other companies located in the Park.

The 3851 Lakefield building is ideally suited for most any general purpose corporate or industrial use including fabrication, assembly, packing/shipping and service.

Conveniently accessible to both GA-400 and I-85, with major, local arterial access via McGinnis Ferry Road, GA 141 and GA 120, Johns Creek combines a local, pro-business county government and a highly educated and skilled workforce with metropolitan Atlanta, including Hartsfield-Jackson International Airport and the strength of a capital city metropolitan population that exceeds 5 million persons.