

AVAILABLE 30,445 SF OWNER/USER FACILITY

1600 SPECTRUM DR., LAWRENCEVILLE, GA 30043



## PROPERTY OVERVIEW

COUNTY: Unincorporated Gwinnet County  
ZONING: M-1 (Light Industry Zoning)



## LISTING DATA

TOTAL BUILDING SF: +/- 30,445 Total SF

SF: +/- 5,700 SF Office

ACREAGE: 5.26 Acres

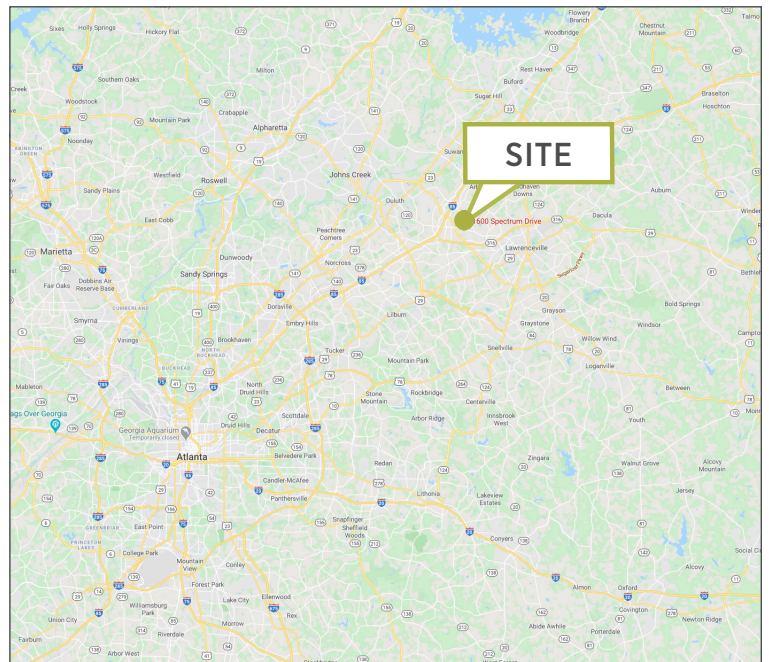
CLEAR CEILING HEIGHT: 20-22' Clear

LOADING: 4 10' x 10' Dock High Doors

1 12'x14' Drive-in Door

ELECTRICAL: 700 AMPS Power

SPRINKLERS: Wet Sprinkler System  
(.29/2000 Density)



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Managing Principal



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