

# FOR LEASE

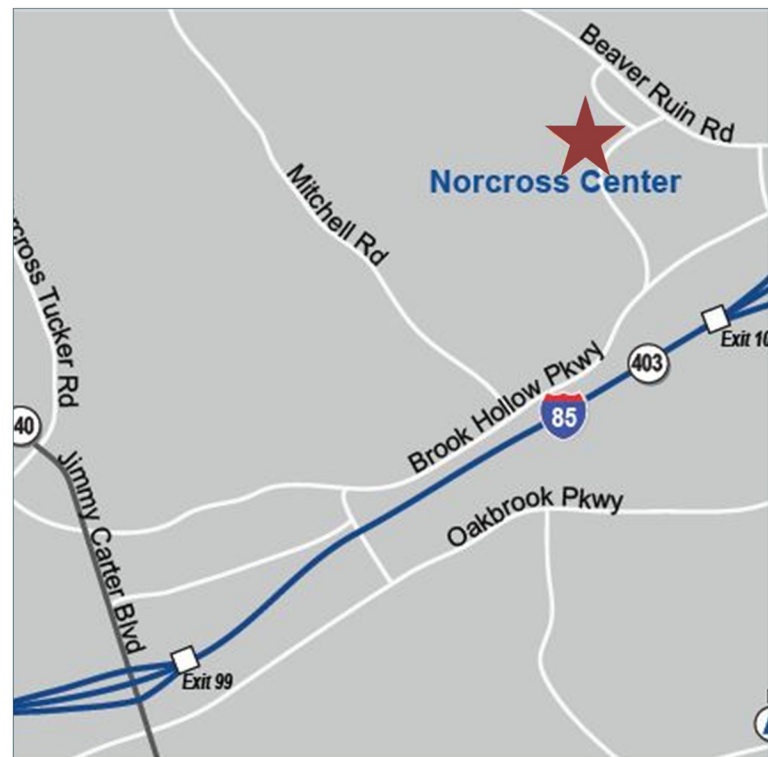
## NORCROSS CENTER

2100-2200 NORCROSS PARKWAY  
NORCROSS, GA 30071



## PROPERTY INFORMATION

- 4,968 - 15,999 SF Available
- Proactive Ownership
- Move-in ready suites
- 20' minimum clear height
- T-5 lighting in warehouse
- Sprinklered
- Dock-High and Drive-In Loading
- Spacious Truck Courts
- Immediate access to I-85 and I-285
- Corporate Business Park Environment



**Hughes Commercial Real Estate, Inc.**  
8215 Roswell Road, Building 700  
Atlanta, GA 30350  
770-559-1099

**Matt Nelsen**  
404-431-0971  
[matt@hughes-cre.com](mailto:matt@hughes-cre.com)

Owned by:



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2100-2200 NORCROSS PARKWAY  
NORCROSS, GA 30071

## CURRENT AVAILABILITIES

Building	Suite	Available SF	Office SF	Clear Height	Dock Doors
2200 Norcross Parkway	200	6,984	+/-2,753	20'	1 DH, 1 DI
2200 Norcross Parkway	235	4,968	+/-1,000	20'	2 DH
2200 Norcross Parkway	240	11,031	+/-1,200	20'	2 DH, 1 DI
2200 Norcross Parkway	235 & 240	15,999	+/-4,000	20'	4 DH, 1 DI
2200 Norcross Parkway	250	6,400	1,549	20'	1 DH
2200 Norcross Parkway	280	10,882	+/-1,600	20'	2 DH

**2100 Norcross Parkway**



**2200 Norcross Parkway**



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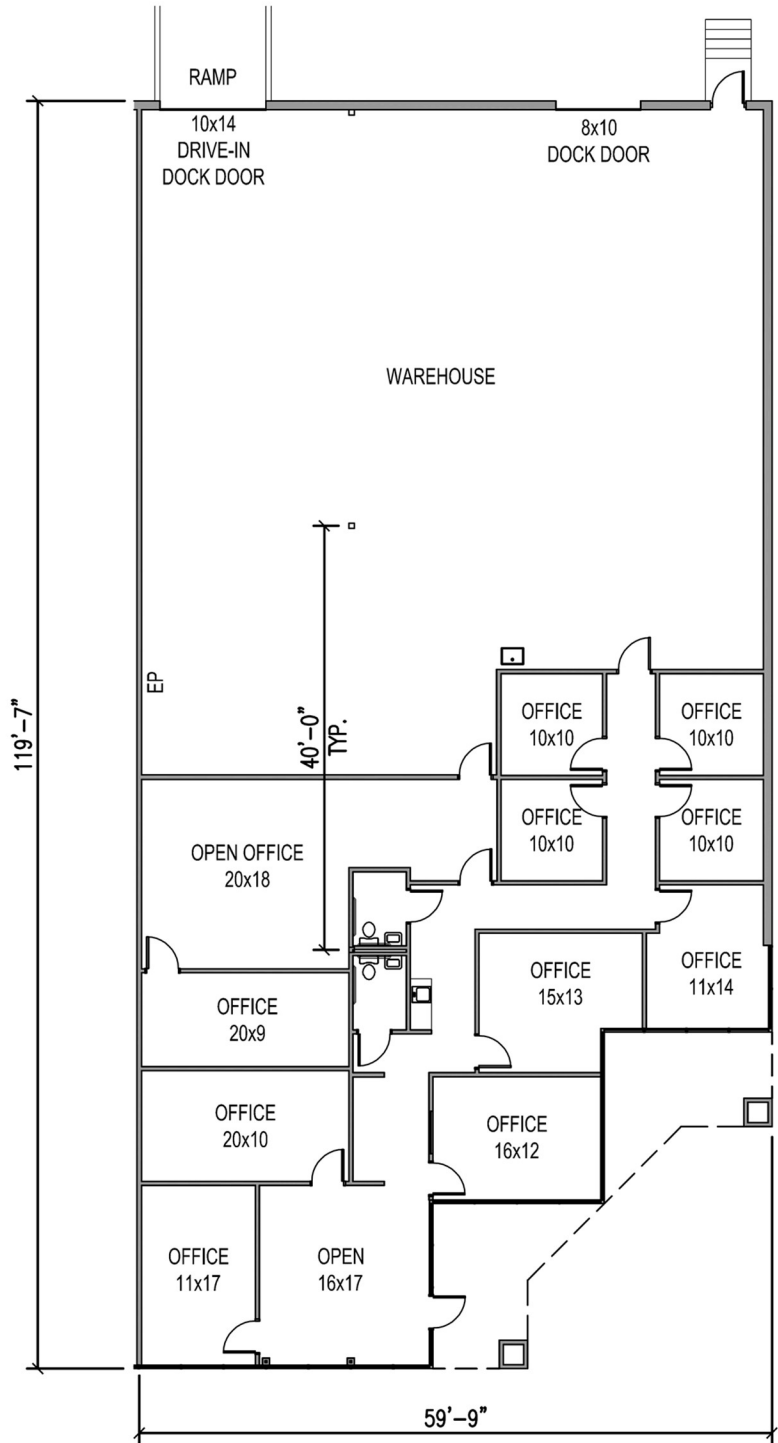
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**NORCROSS CENTER**  
2100-2200 NORCROSS PARKWAY  
NORCROSS, GA 30071

**FLOOR PLAN | 2200 NORCROSS PARKWAY | SUITE 200 | 6,984 SF**

## SUITE INFORMATION

6,984 SF Available  
+/- 2,753 SF Office  
+/- 4,231 SF Warehouse  
One (1) Dock High Door  
One (1) Drive In Door  
End Cap Suite



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COMMERCIAL REIT

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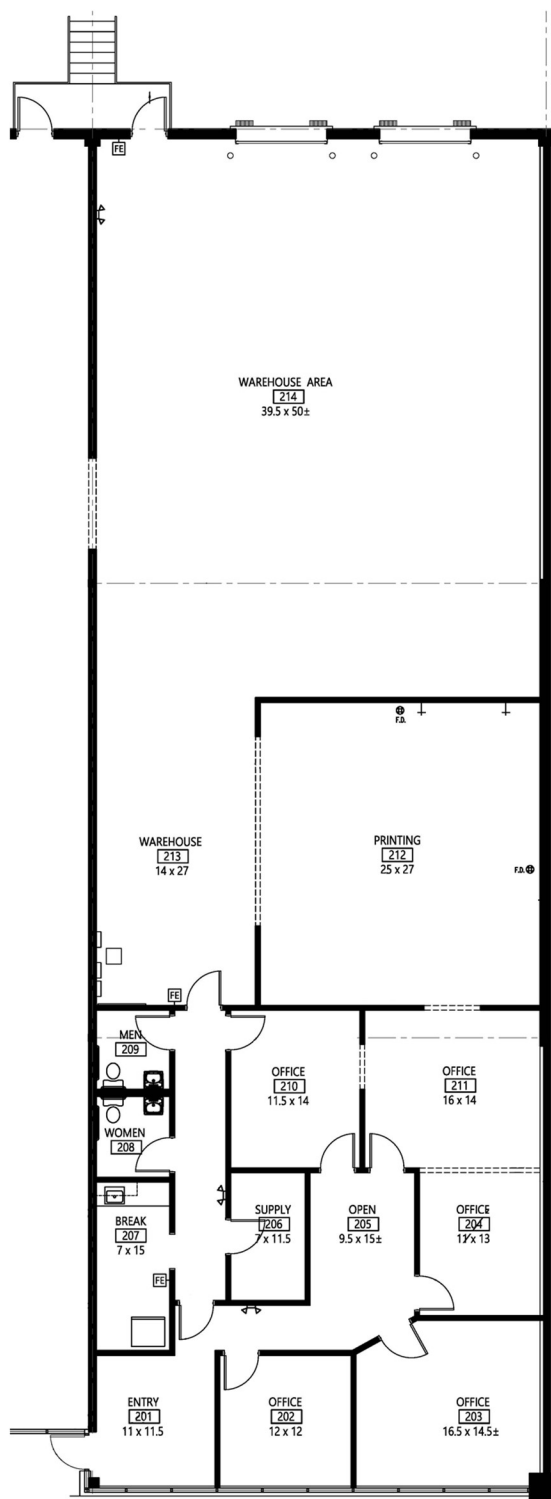
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**NORCROSS CENTER**  
2100-2200 NORCROSS PARKWAY  
NORCROSS, GA 30071

FLOOR PLAN | 2200 NORCROSS PARKWAY | SUITE 235 | 4,968 SF

## SUITE INFORMATION

4,968 SF Available  
+/-1,000 SF Office  
+/-3,968 SF Warehouse  
Two (2) Dock High Door



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The floor plan shows a building layout with the following rooms and features:

- Top Left:** A vertical strip of rooms including an **EXIT COR'DR. 101**, three **101** rooms (12 x 12, 8 x 12, 10 x 12), and another **101** (12 x 12). Dimensions include 12'-0", 12'-0", 4'-0", 1'-0", 8'-0", 10'-0", and 12'-0".
- Bottom Left:** An **EXIT VESTIBULE 101** and a **HALLWAY 101** leading to a **BREAK ROOM 101** (11 x 20) and an **EYE** area.
- Bottom Center:** A **HALLWAY 101** and a **NEW INSULATED WALL TO STRUCTURE** section.
- Bottom Right:** A row of rooms including an **OFFICE 101** (130 S.F.), an **ENTRY 101** (140 S.F.), and three **OFFICE 101** rooms (11 x 12, 11 x 11.5, 11 x 11.5). A **HALLWAY 101** runs above these rooms.
- Top Right:** A large **WAREHOUSE 101** area.

Other labels include **ALIGN**, **R**, and **EQ.**

11,031 SF Available  
+/-1,200 SF Office  
+/-9,831 SF Warehouse  
Two (2) Dock High Doors  
One (1) Drive In Door



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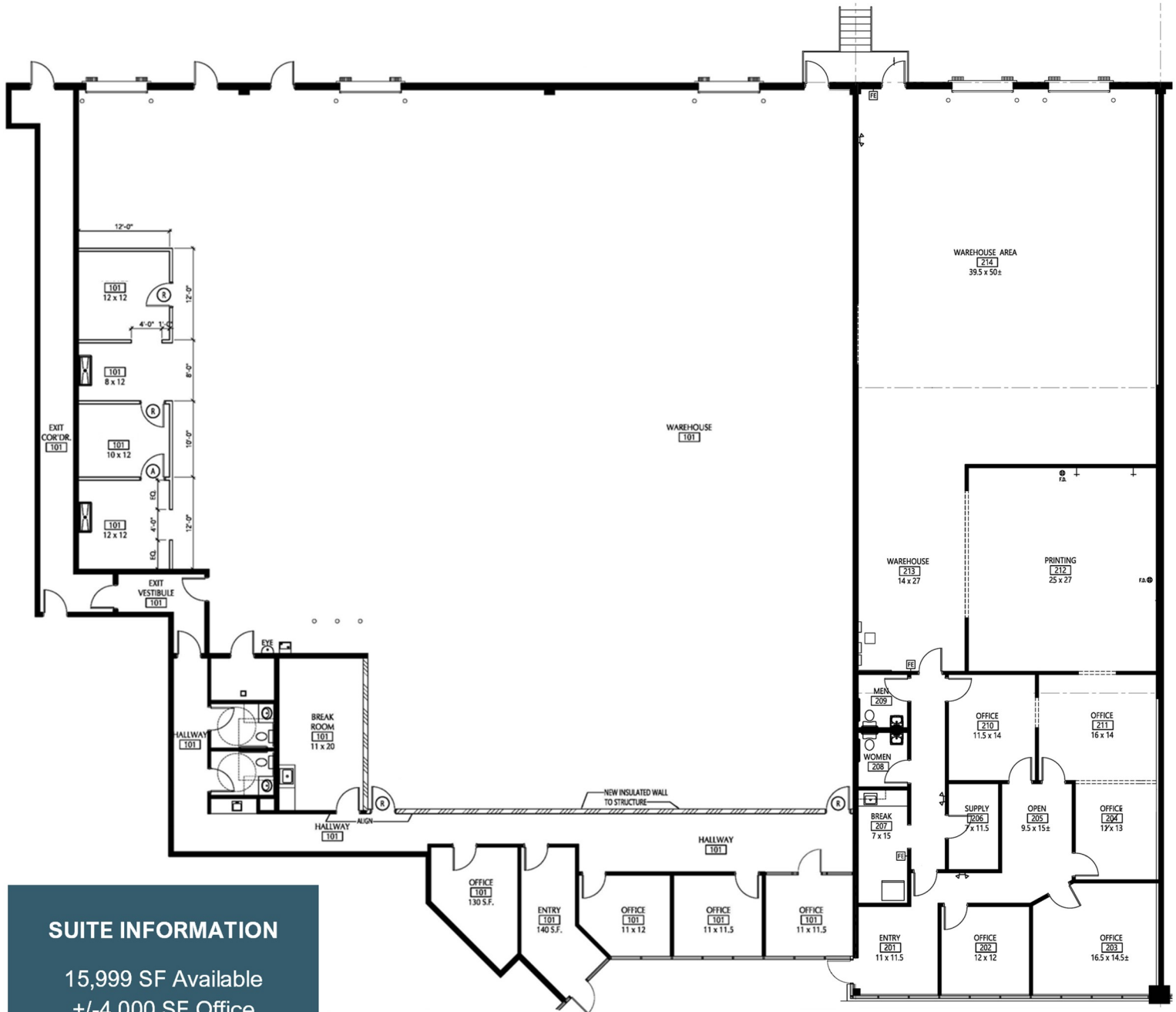
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**NORCROSS CENTER**  
2100-2200 NORCROSS PARKWAY  
NORCROSS, GA 30071

**FLOOR PLAN | 2200 NORCROSS PARKWAY | SUITE 235 & 240 | 15,999 SF**



## SUITE INFORMATION

15,999 SF Available  
+/-4,000 SF Office  
+/-11,999 SF Warehouse  
Four (4) Dock High Doors  
One (1) Drive In Doors



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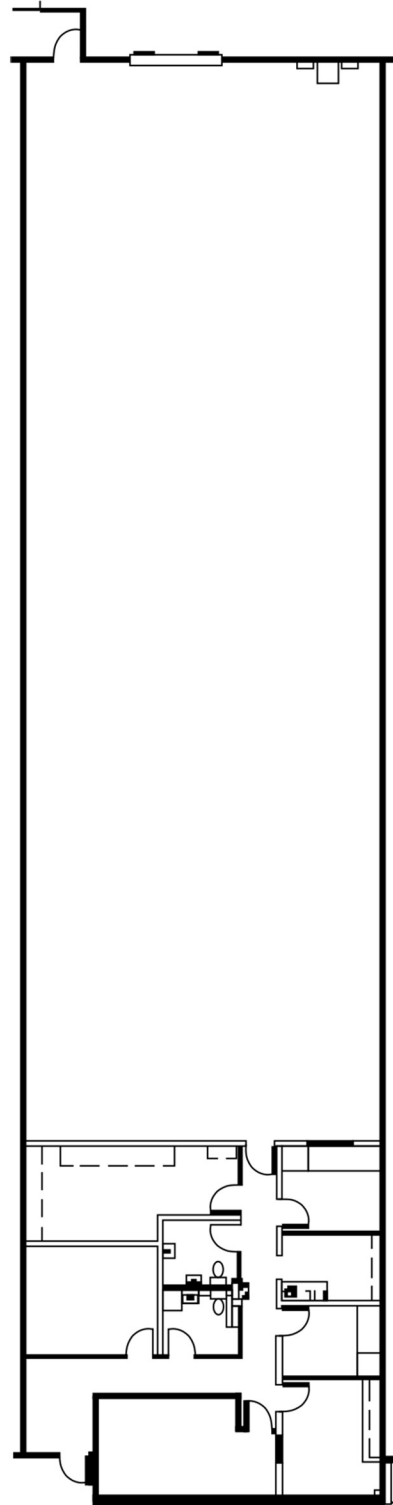
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**NORCROSS CENTER**  
2100-2200 NORCROSS PARKWAY  
NORCROSS, GA 30071

FLOOR PLAN | 2200 NORCROSS PARKWAY | SUITE 250 | 6,400 SF

## SUITE INFORMATION

6,400 SF Available  
1,549 SF Office  
4,851 SF Warehouse  
One (1) Dock High Door



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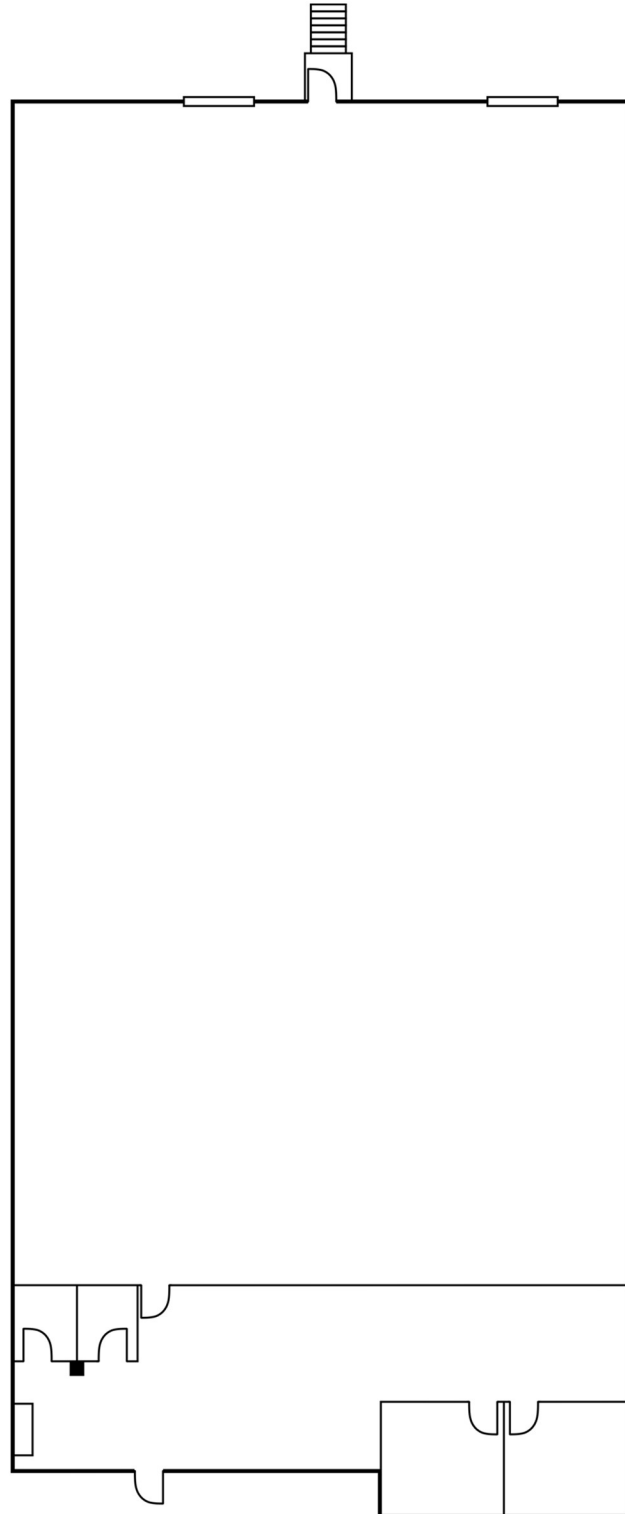
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**NORCROSS CENTER**  
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NORCROSS, GA 30071

FLOOR PLAN | 2200 NORCROSS PARKWAY | SUITE 280 | 10,882 SF

## SUITE INFORMATION

10,882 SF Available  
+/-1,600 SF Office  
+/-9,282 SF Warehouse  
Two (2) Dock High Doors



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