

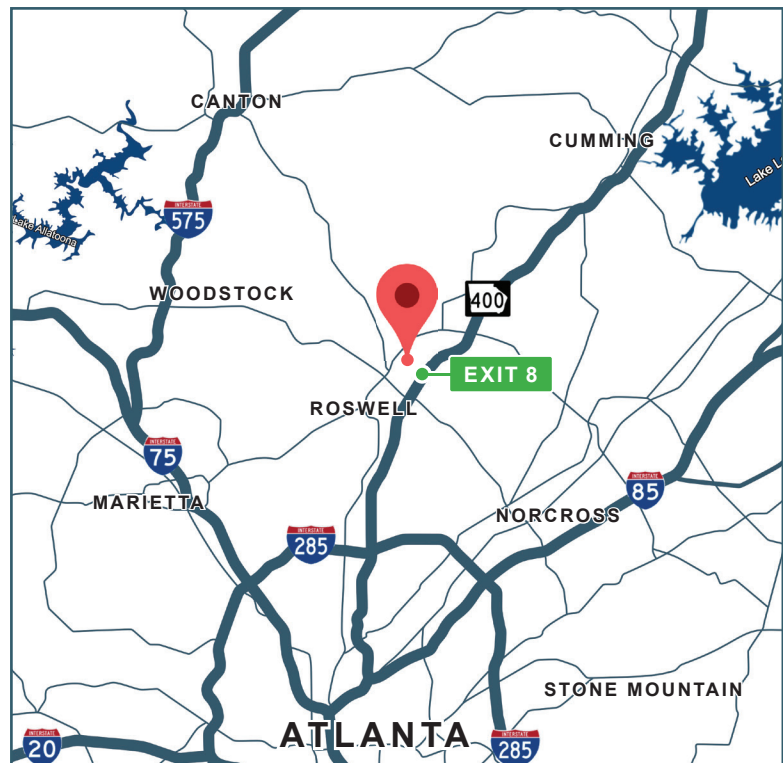
FOR LEASE

2000 NORTHFIELD COURT, ROSWELL, GA 30076



PROPERTY INFORMATION

BUILDING SIZE	52,631 SF
OFFICE	7,757 SF
WAREHOUSE	44,874 SF
DOORS	<ul style="list-style-type: none">• Three (3) Dock-Highs• Two (2) Oversized Drive-Ins
CLEAR HEIGHT	24' (Warehouse)
SPRINKLERS	Wet
POWER	800 amps, 277/480v
TRUCK COURT	100' - 105'
LOT SIZE	±4.67 AC
PARKING	±50 Spaces (expandable)
ZONING	Light Industrial
LOCATION	<ul style="list-style-type: none">• ±1.5 mi to GA-400 (Exit 8)• ±11 mi to I-285



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



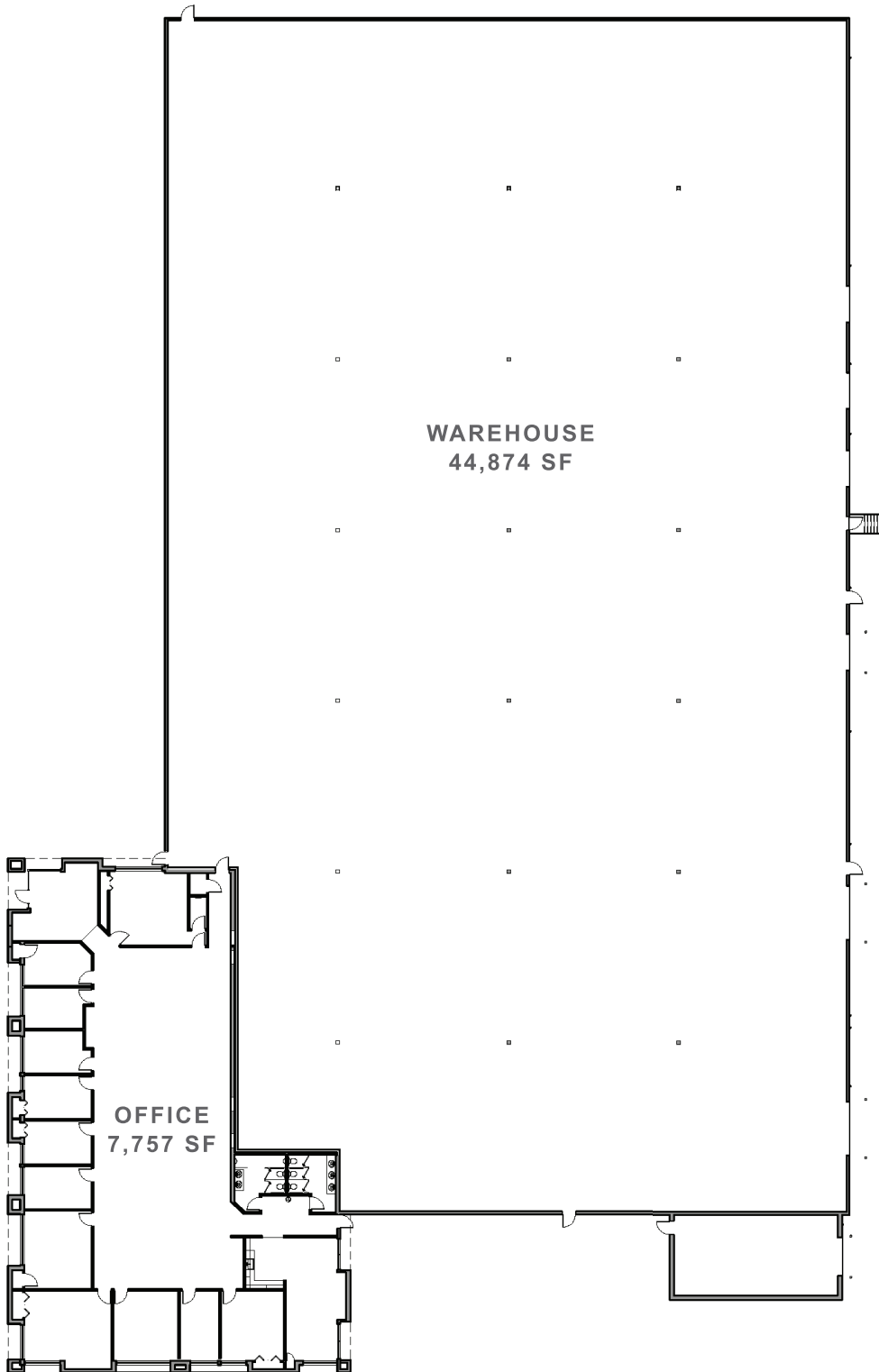
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FLOOR PLAN



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LOCAL AREA MAP



RETAIL AMENITIES

EXIT 9

Chipotle, CAVA, Chase Bank, Buffalo Wild Wings, Taco Bell, Starbucks, Chicken Salad Chick, Best Buy, Staples, Snooze, Chick-fil-A, Target, California Pizza Kitchen, Outback Steakhouse, Dave & Busters, Cheesecake Factory, Food Terminal, Marshalls

EXIT 8

P.F. Changs, Chilis, Benihana, Burger King, Cooper's Hawk, AT&T, Jason's Deli, Panera, Five Guys, TJ Maxx, Ray's at Killer Creek, Top Golf, Main Event, Pappadeaux, Wendy's, Lowes, Moe's, Firehouse Subs, Krispy Kreme, Chipotle, Starbucks, Sprouts

EXIT 7

Publix, McDonald's, Waffle House, Wells Fargo, McAlister's Deli, Starbucks, Wendy's, Zaxby's, Home Depot, Subway, Dunkin', Krystal, Olive Garden, Taco Bell, CVS, Cozy Coop, Brookwood Grill, HOLA!, PNC Bank, KFC, Marshalls, Starbucks, McDonald's, Chick-fil-A

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