



Project Fact Sheet

55 Grayson Industrial Parkway

Grayson, Gwinnett County, Ga. 30017

Location/ Tax ID Reference – Land Lot 154, 5th District (PIN 5154-161) located in the City of Grayson, Gwinnett County, Georgia 30017. SE corner site at Brannan Blvd. and Grayson Industrial Parkway.

<u>Size/Age:</u>	Built 1996 – 150’ wide x 100’ deep building:
	Office SF +- 3,000 square feet
	Warehouse SF +- 12,000 square feet
	TOTAL SF 15,000 Square Feet

SITE INFO

- 2.15 acre site - A copy of the survey is available upon request.
- Zoning - Gwinnett County zoning is “M-1, Light Industry”.
- Auto Parking – 15 auto spaces (including 1 HC)
- Finished Floor Elevation - 1075’.

Special notes (1) a Gwinnett County Fire Station is located directly across Brannen Blvd from the subject building. (2) The CCR’s on the park have expired and are not currently being enforced.

GENERAL CONSTRUCTION INFO (including office specs)

- 8” Split Face Concrete Block wall with smooth CMU accent band exterior / commercial steel frame construction.
- Standing seam pre-finished metal roof with R- 11 vinyl covered insulation. Roof drains to rear of building with gutters/downspouts.
- 6” 3,000 psi concrete slab reinforced with 6” x 6” 10/10 WWM on 6 mil poly barrier
- Insulated tinted glass aluminum storefront and window system.
- Electrical – Main Distribution Board is 600 AMP. 240/120V 3 phase power with two separate 400AMP and 200 AMP panels for interior distribution. Fire Alarm system with control panel. 400-Watt “wall-paks” on exterior walls for outside lighting. Warehouse lighting: 250 Watt metal halide “low bay” fixture typical. Excellent outlet distribution in warehouse.
- Compressed air drops are also typical in warehouse.
- Building utilizes a Septic System with 220 LF of drain field (not including septic field replacement area of additional 170LF if ever needed).

- Column Spacing – 30’ wide x 50’ D typical. Only one center/horizontal column line in warehouse.
- Clear Height – +/- 14’ clear at rear wall. Average Clear in warehouse +/- 16’ clear.
- Truck and Loading Doors (22 gauge steel typical):
 - Dock High: 3 each 8’ W x 9’ H (Rear)
 - Drive In: 1 each 8’ W x 9’ H (Rear)
1 each 12’ W x 14’ H (Rear)
1 each 10’ W x 12’ H (Side)

OFFICE SPECS (approximately 3,000 square feet built out):

- 9’ 0” interior finished acoustical ceilings in office typical with R-11 Batt Insulation above.
- Seven large private offices with 12’ x 16’ Reception area, oversized breakroom.
- Men and Women Restrooms in office and separate restroom for warehouse. Restrooms meet handicap specifications.
- Interior Lighting – 2’ x 4’ four tube lay-in florescent typical
- Commercial grade doors- exterior are steel doors and frames, interior doors are typically solid core wood grade doors.
- HVAC – Split System type - ground mounted a/c condensing HVAC units for office space. Air Handlers with gas furnaces are located above the acoustical ceilings. Warehouse has deck mounted gas fired unit heaters (4 units – CFH 140, 140,000btu).
- Water Heater – gas 40 gallon, 40,000 BTU/HR.

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Utility Providers:

- Gas City of Lawrenceville
- Electric Ga. Power
- Telephone AT&T
- Water Gwinnett County (1 ½” water line with 1” meter/backflow preventer)

Asking Price – For Lease \$5.25 Modified Gross Lease Structure

For Further Information Contact:

Exclusive Agent

HB Lands Co.

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Note – (1) additional information is available on the above website. You can also print PDF copies from this site.

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