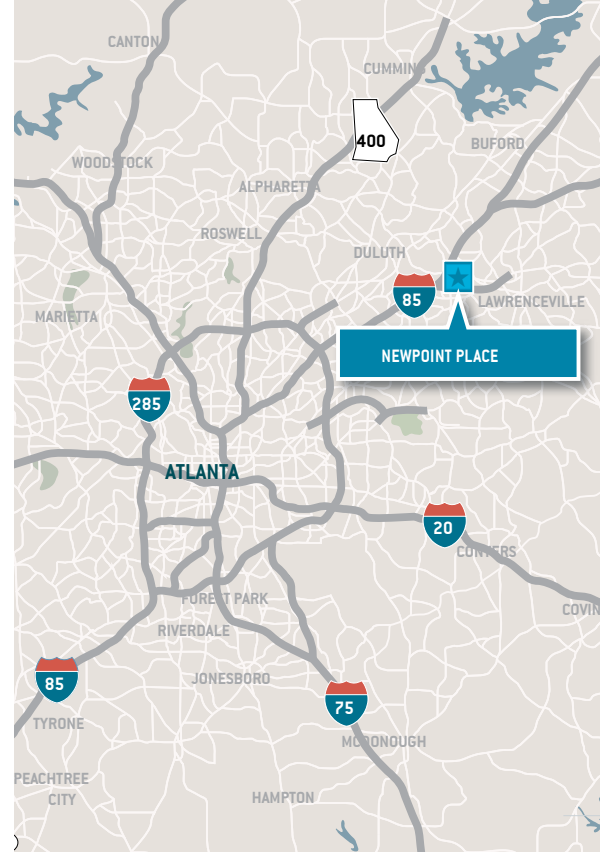


Available for Lease – 43,763 SF

2105 Newpoint Place Parkway

Lawrenceville, GA 30043



Located in the desirable Newpoint Place business park, this distribution facility offers the following:

Building Features

- » Attractive park setting
- » Strong, Institutional Ownership
- » ESFR Sprinkler System
- » Easy access to I-85, GA 316 and GA 120
- » Rear-Load Configuration
- » Heavily Landscaped/Manicured
- » Close proximity to Gwinnett Place Mall, Discover Mills and Mall of Georgia.

Key Distances

- » I-85 — 0.4 Miles
- » GA 316 — 1.5 Miles
- » I-285 — 12.0 Miles
- » Downtown Atlanta — 27.4 Miles
- » Hartsfield Jackson Intl. Airport — 36.3 Miles



3333 Riverwood Parkway, Suite 200

Atlanta, GA 30339

404.233.0204

www.seefriedproperties.com

Doug Smith

678.904.1919 Direct

dougs@seefriedproperties.com

Joseph Kriss

678.904.1910 Direct

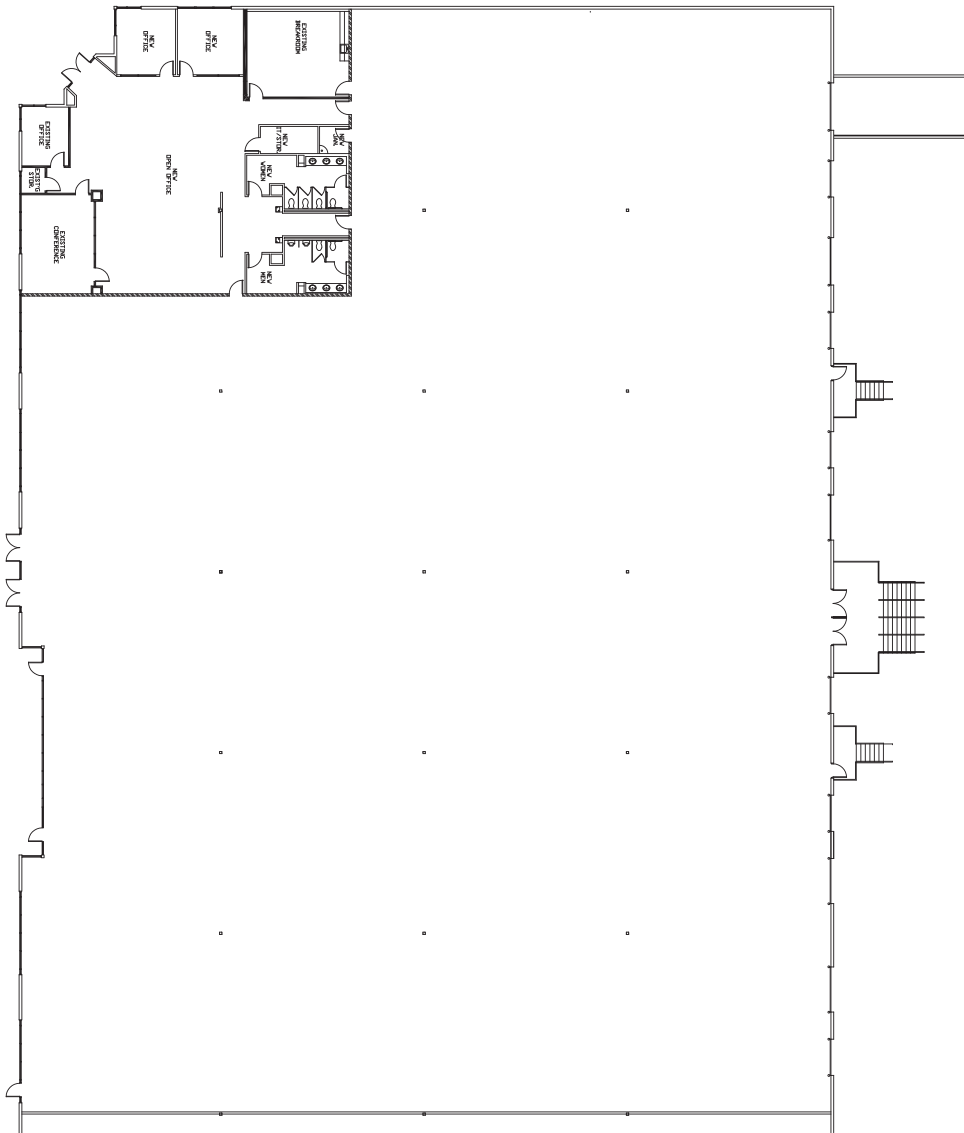
josephk@seefriedproperties.com

Newpoint Place II – Suite 100

2105 Newpoint Place Parkway

Lawrenceville, GA 30043

Floorplan



Property Specifications

Total building: 131,400 SF

Total Available: 43,763 SF

Office: BTS

Docks: 10 dock-high

Drive-in: 1 oversized

Clear-height: 24'

Sprinkler: ESFR

Warehouse Lighting: BTS

No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, or withdrawal without notice.



3333 Riverwood Parkway, Suite 200

Atlanta, GA 30339

404.233.0204

www.seefriedproperties.com

Doug Smith

678.904.1919 Direct

dougs@seefriedproperties.com

Joseph Kriss

678.904.1910 Direct

josephk@seefriedproperties.com