

159,759 SF Available

# 2935 Shawnee Industrial Way – Shawnee Ridge

Suwanee, GA 30024

Suite 200

**Premium Food Grade Facility**



3333 Riverwood Parkway, Suite 200

Atlanta, GA 30339

404.233.0204

[www.seefriedproperties.com](http://www.seefriedproperties.com)

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**Joseph Kriss**

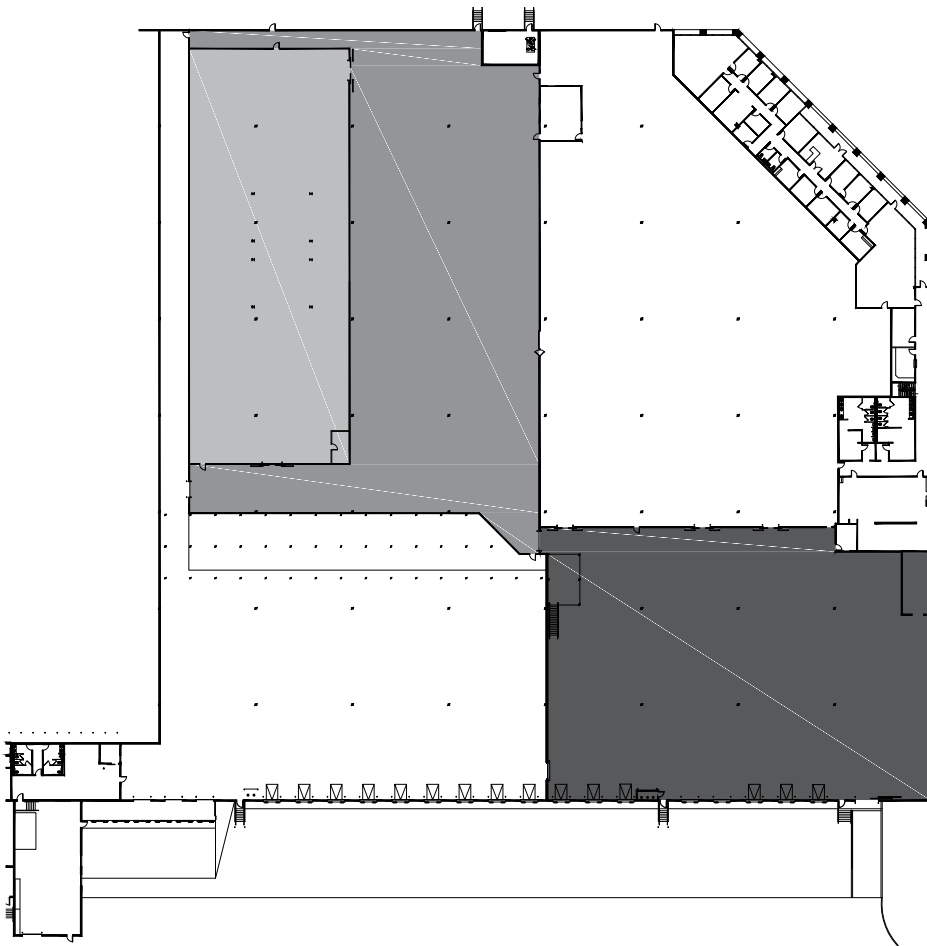
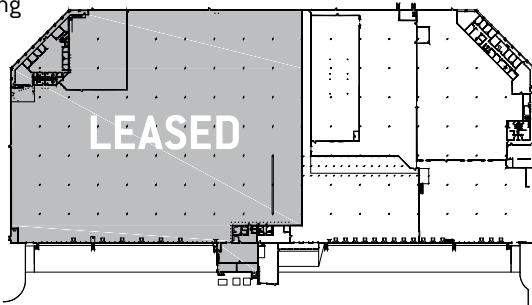
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# 159,759 SF Available

## Suite 200

Full Building



■ Freezer: 17,903 SF    ■ Cooler: 27,450 SF    ■ Cooler Loading: 27,648 SF

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.

### Property Specifications

- 159,759 SF Avail
- 10,903 SF Office
- 4,285 SF Mezzanine Office
- 2,333 SF Warehouse Office
- 17,903 SF Freezer
- 27,450 SF Cooler
- 27,648 SF Cooler Loading
- 73,522 SF HVAC Warehouse
- 30' Clear Height
- 20 dock-high doors
- 1 Drive-in door
- 15 Pit Levelers
- 50'x50' Column Spacing
- ESFR Sprinkler System

### Property Highlights

- Tilt-up concrete construction
- 1/1000 sf parking ratio
- Located in high-demand area of Northeast Atlanta Industrial Submarket
- Great access to I-85
- Food Grade Facility
- Heavy Power
- Very well maintained systems
- Fenced Truck court



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