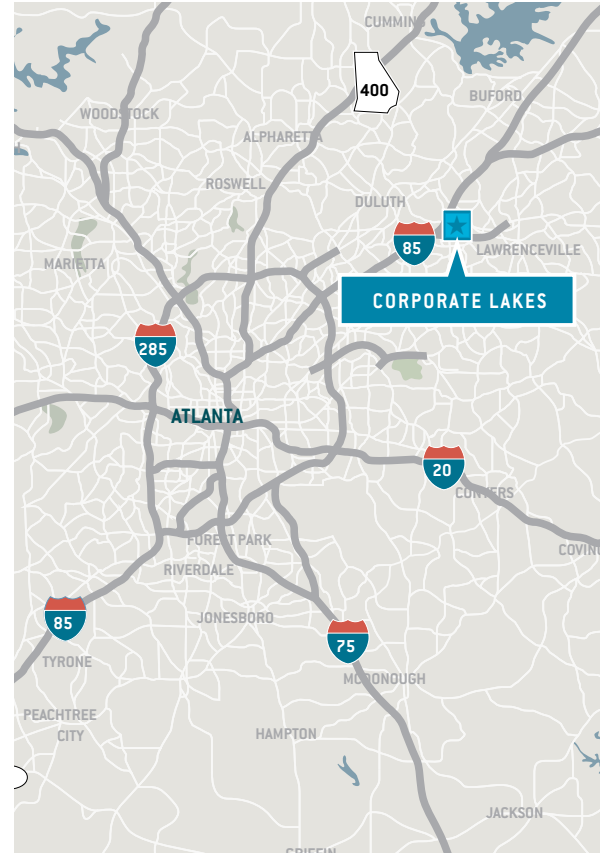


Available for Lease

# Corporate Lakes

Lawrenceville, GA 30043



Located in the desirable Corporate Lakes business park, this distribution facility offers the following:

## Building Features

- » Attractive park setting
- » Strong, Institutional Ownership
- » Easy access to I-85 and GA 316
- » Rear-Load Configuration
- » Close proximity to Gwinnett Place Mall, Discover Mills and Mall of Georgia.

## Key Distances

- » GA 316 — 0.4 Miles
- » SR 120 — 0.8 Miles
- » I-85 — 2.5 Miles
- » I-285 — 13.0 Miles
- » Downtown Atlanta — 28.0 Miles
- » Hartsfield Jackson Airport — 38.4 Miles

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.



**SEEFRIED PROPERTIES, INC.**

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Available for Lease  
**Corporate Lakes**  
Lawrenceville, GA 30043

# Aerial/Siteplan



# Building Features

## Building Features



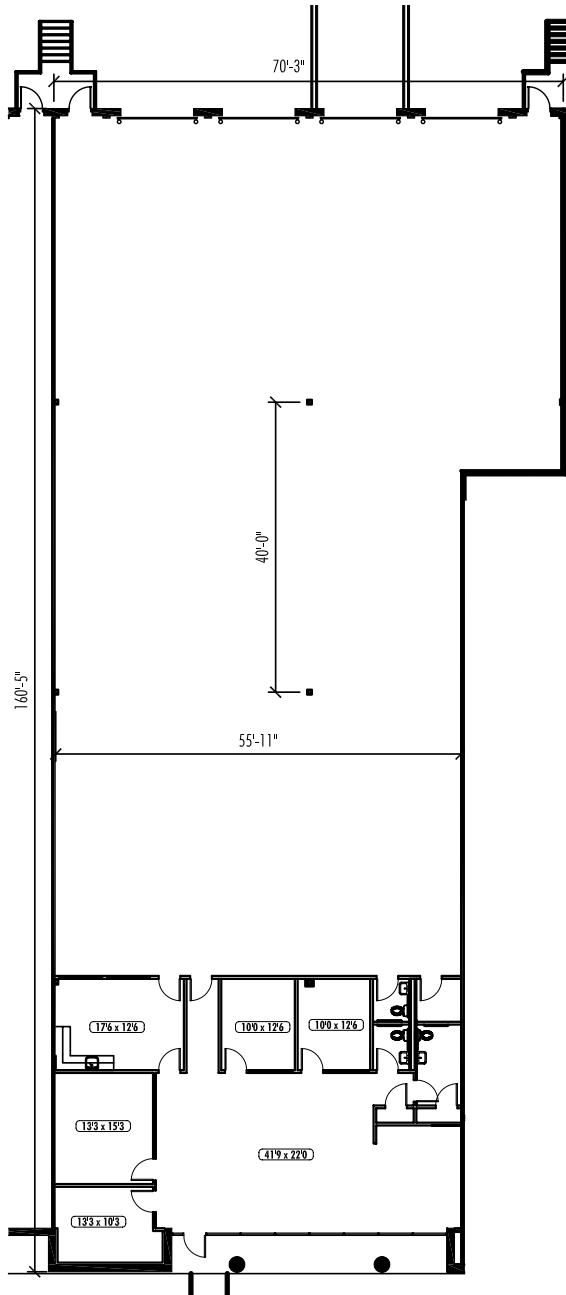
	CORPORATE LAKES A	CORPORATE LAKES B	CORPORATE LAKES C
<b>Square Footage</b>	55,985	89,805	89,805
<b>Completion Date</b>	1988	1988	1988
<b>Loading</b>	Rear	Rear	Rear
<b>Building Depth</b>	160'	160'	160'
<b>Clear Height</b>	22'	20'	20'
<b>Column Spacing</b>	Typical 35'W x 40'D	Typical 35'W x 40'D	Typical 35'W x 40'D
<b>Parking Spaces</b>	354 (total for park)		
<b>Truck Courts</b>	105' deep truck court with 40' concrete apron	130' shared truck court with 40' concrete apron	130' shared truck court with 40' concrete apron
<b>Dock Doors</b>	14	22	25
<b>Dock Levelers</b>	14	0	6
<b>Drive-In Doors</b>	2	5	6
<b>Voltage</b>	277/480	277/480	277/480
<b>Zoning</b>	Industrial	Industrial	Industrial
<b>Fire Protection System</b>	Wet System	Wet System	Wet System
<b>Warehouse Floor</b>	5" Concrete Slab	5" Concrete Slab	5" Concrete Slab
<b>Roof</b>	2009 TPO	2008 TPO	2009 TPO

Corporate Lakes C

# 1675 Corporate Lakes Parkway

Lawrenceville, GA 30043

## Floorplan



### Size

Office	2,116 SF
Warehouse	7,636 SF
<b>Total Leaseable Area</b>	<b>9,752 SF</b>



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