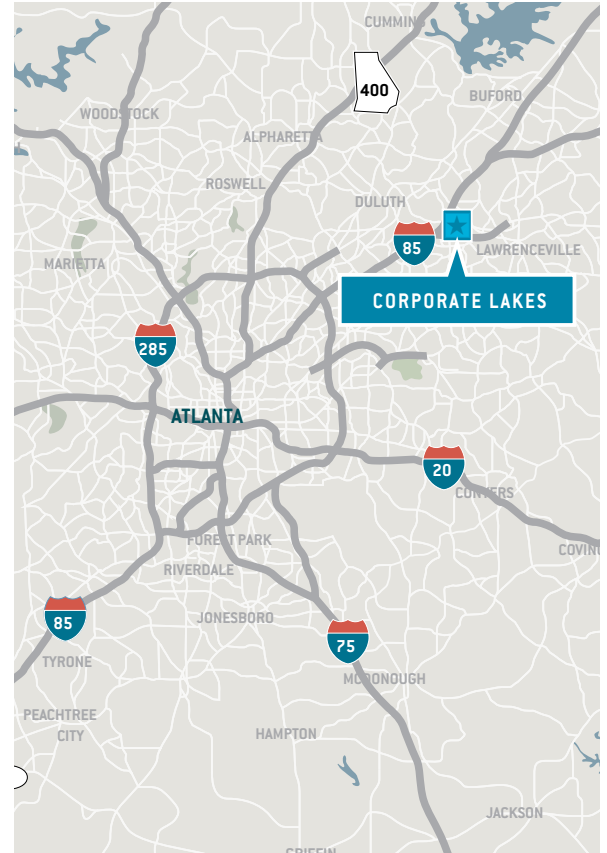


Available for Lease

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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Corporate Lakes
Lawrenceville, GA 30043

Aerial/Siteplan



Building Features

Building Features



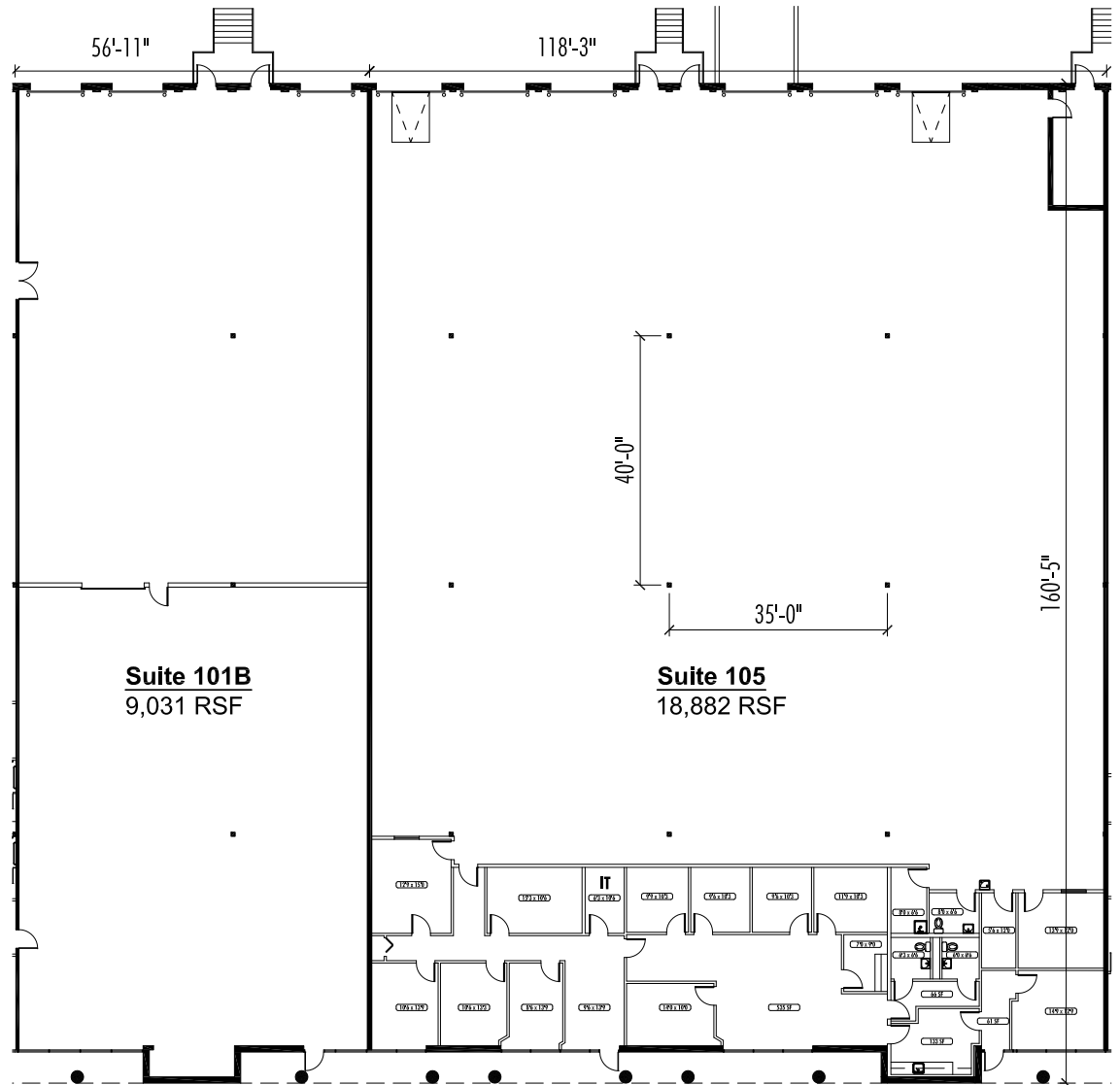
	CORPORATE LAKES A	CORPORATE LAKES B	CORPORATE LAKES C
Square Footage	55,985	89,805	89,805
Completion Date	1988	1988	1988
Loading	Rear	Rear	Rear
Building Depth	160'	160'	160'
Clear Height	22'	20'	20'
Column Spacing	Typical 35'W x 40'D	Typical 35'W x 40'D	Typical 35'W x 40'D
Parking Spaces	354 (total for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

Corporate Lakes B

1675 Corporate Lakes Parkway, Suite 101 & 105

Lawrenceville, GA 30043

Floorplan



Size

Office	3,585 SF
Warehouse	24,328 SF
Total Leaseable Area	27,913 SF



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