



NORTHBELT
BUSINESS PARK

10,000-60,000 SF AT NORTHBELT BUSINESS PARK

**6095 NORTHBELT DRIVE
SUITES B, C, D, F**

NORCROSS, GEORGIA 30071

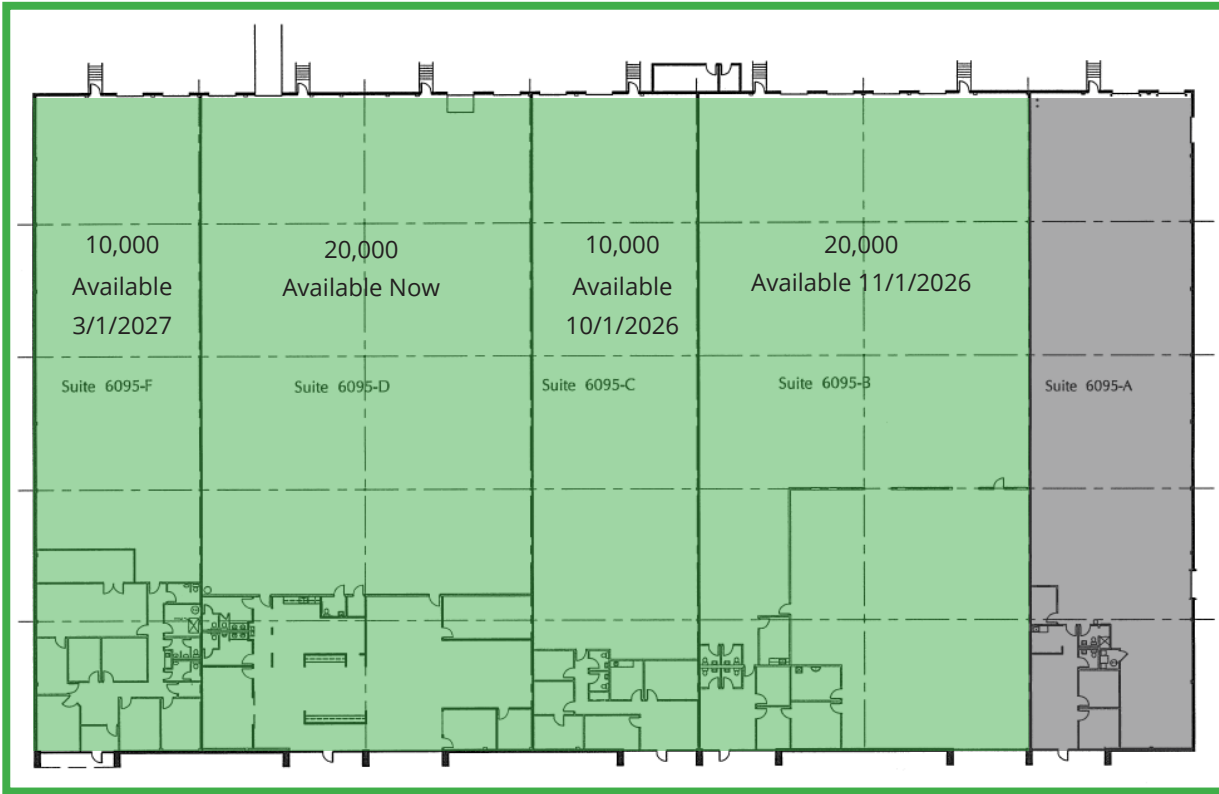
10,000-60,000 SF AVAILABLE FOR LEASE

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brian.camp@colliers.com

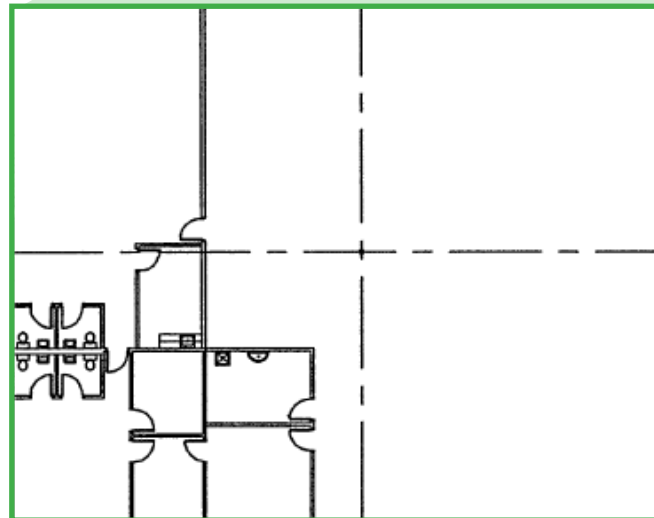
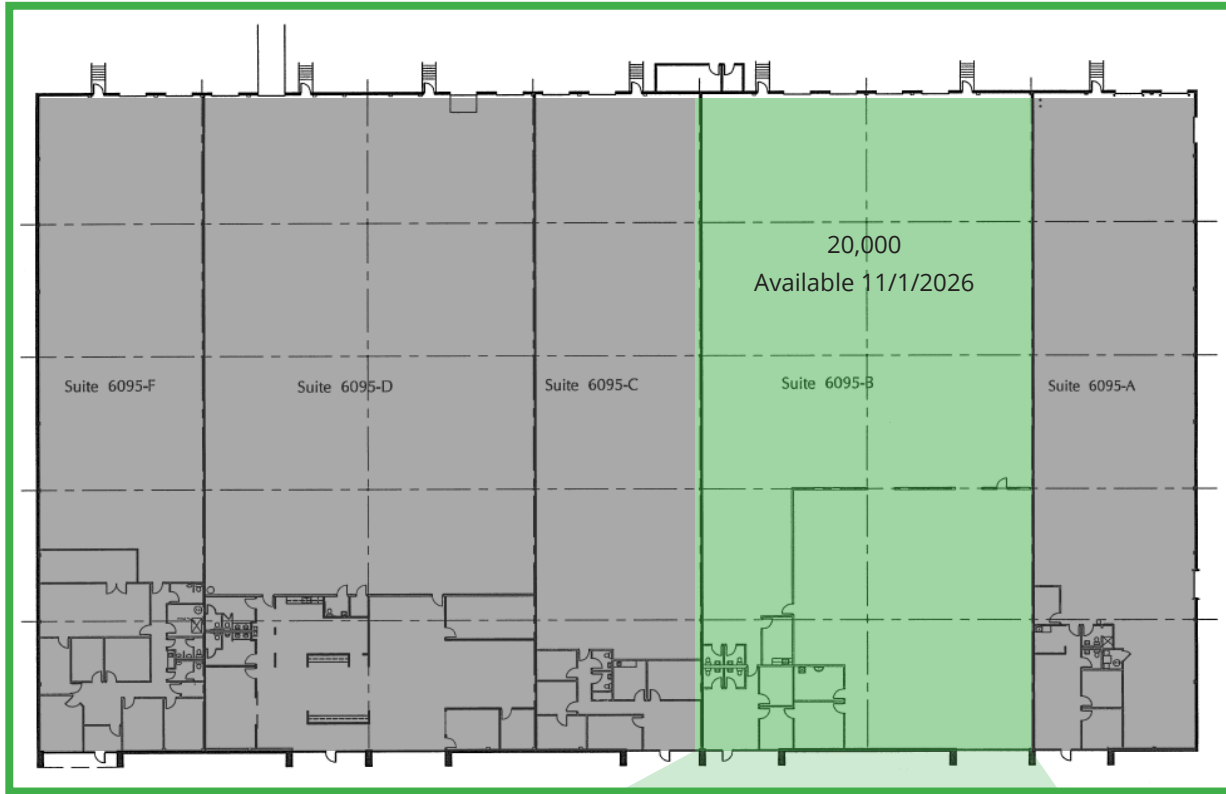
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BUILDING SPECS

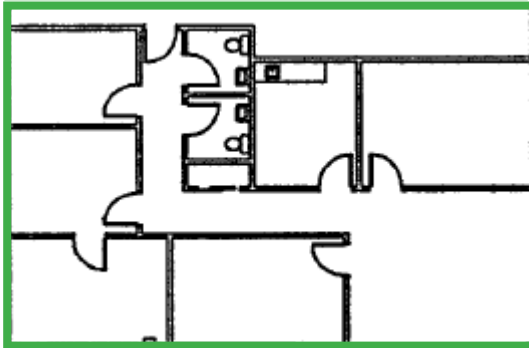
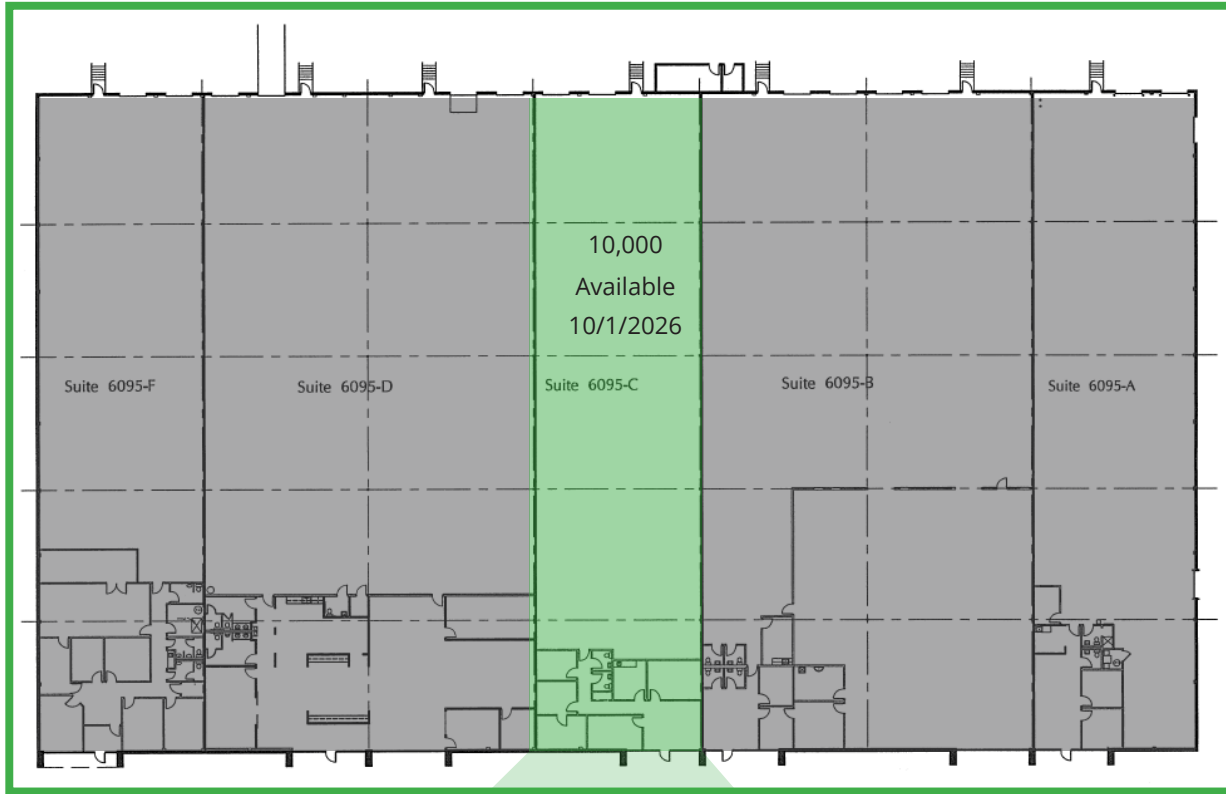


TOTAL SQUARE FEET	10,000-60,000 SF
OFFICE	9,891
BUILDING DEPTH	200'
CLEAR HEIGHT	22'
DOCK DOORS	11 Dock High / 1 Drive-In
CONSTRUCTION	Brick & Block
ROOF	Built-up Roofing
COLUMN SPACING	50' x 40'
ZONING	M1
AUTO PARKS	60
SPRINKLER	Wet
YEAR BUILT	1982
ADDITIONAL FEATURES	1.1 miles to I-85 4.3 miles to I-285



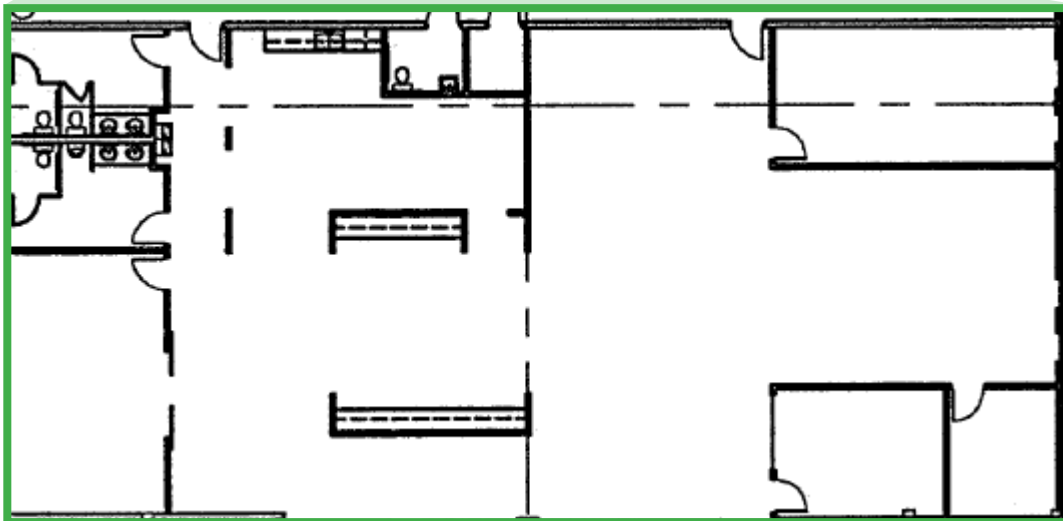
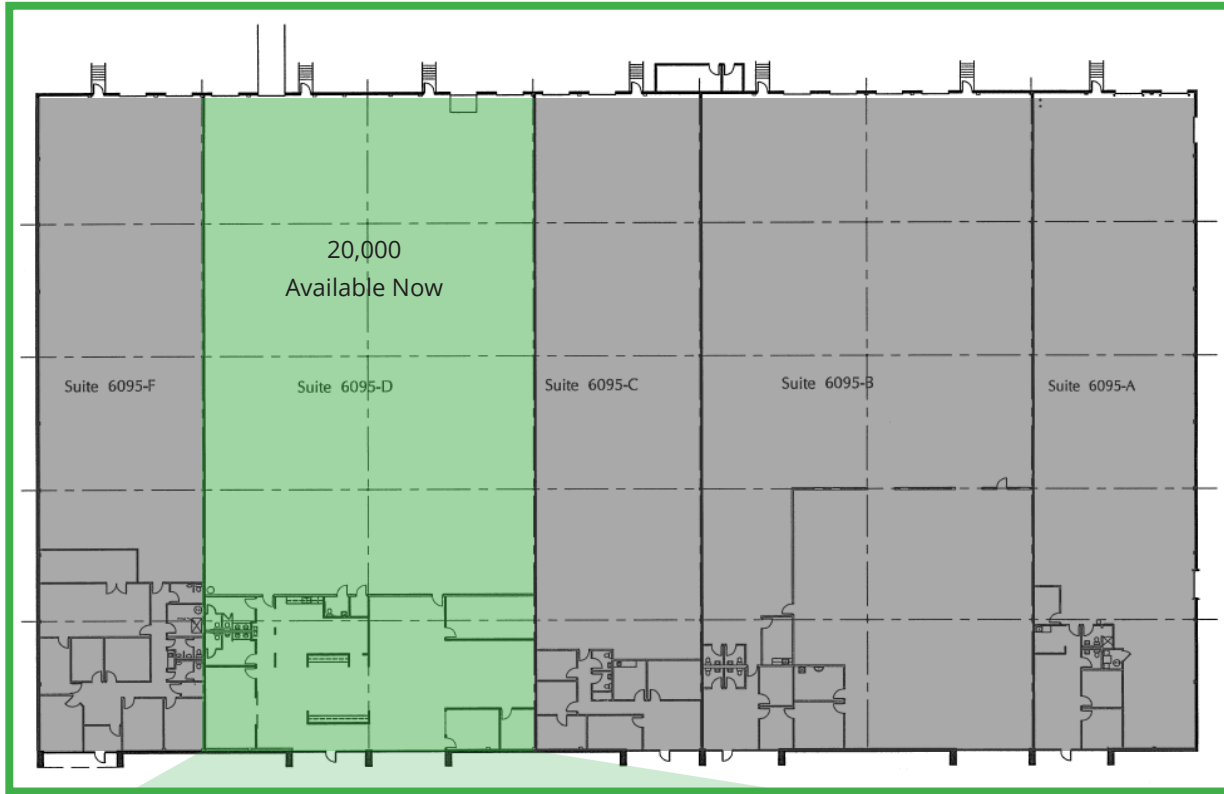
SUITE B

TOTAL SQUARE FEET	20,000 SF
OFFICE	936
BUILDING DEPTH	200'
CLEAR HEIGHT	22'
DOCK DOORS	4 Dock High
CONSTRUCTION	Brick & Block
ROOF	Built-up Roofing
COLUMN SPACING	50' x 40'
ZONING	M1
SPRINKLER	Wet
YEAR BUILT	1982
AVAILABLE	November 1, 2026



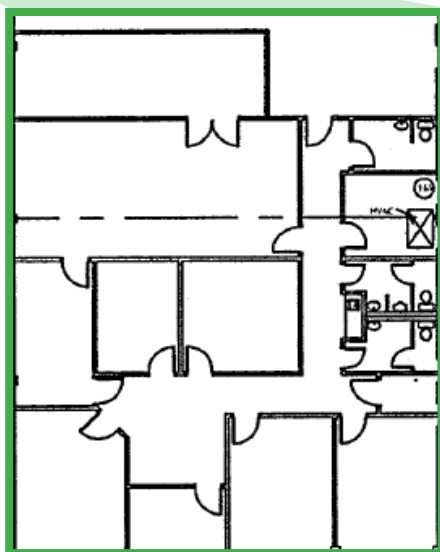
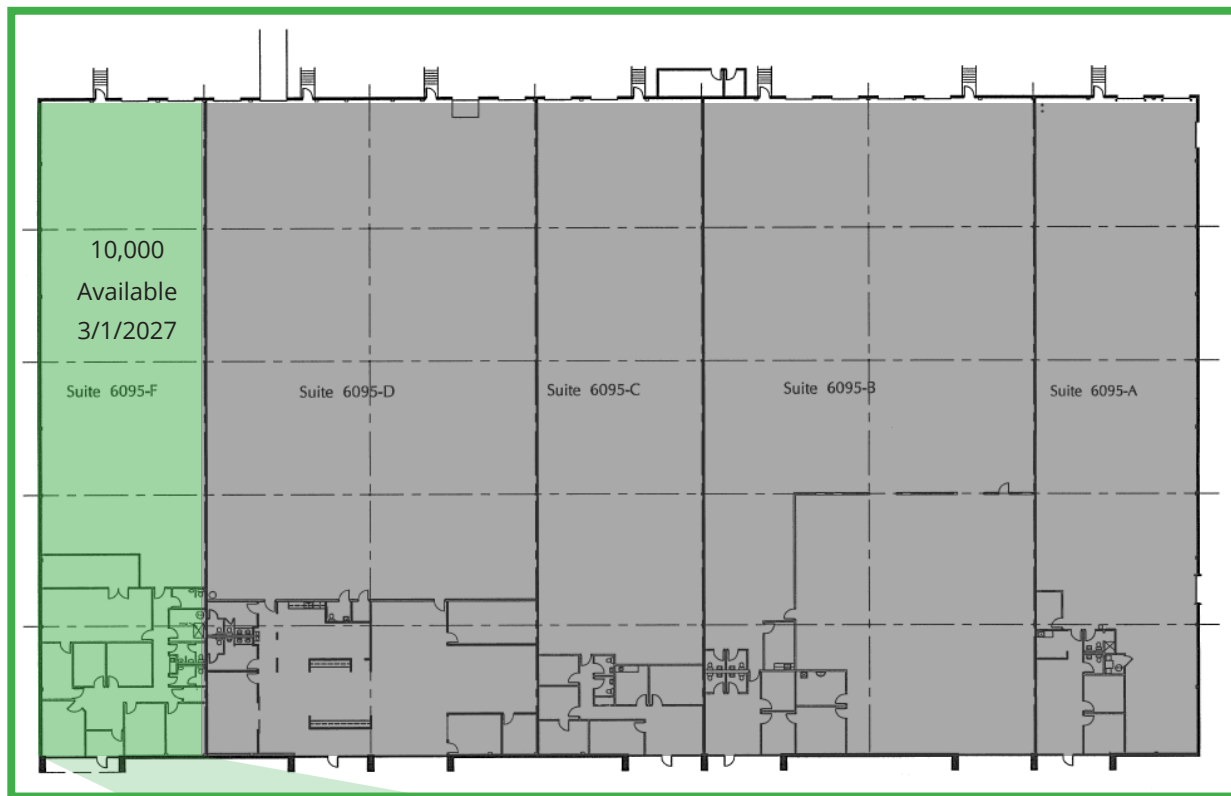
SUITE C

TOTAL SQUARE FEET	10,000 SF
OFFICE	TBD
BUILDING DEPTH	200'
CLEAR HEIGHT	22'
DOCK DOORS	2 Dock High
CONSTRUCTION	Brick & Block
ROOF	Built-up Roofing
COLUMN SPACING	50' x 40'
ZONING	M1
SPRINKLER	Wet
YEAR BUILT	1982
AVAILABLE	October 1, 2026



SUITE D

TOTAL SQUARE FEET	20,000 SF
OFFICE	TBD
BUILDING DEPTH	200'
CLEAR HEIGHT	22'
DOCK DOORS	3 Dock High / 1 Drive-In
CONSTRUCTION	Brick & Block
ROOF	Built-up Roofing
COLUMN SPACING	50' x 40'
ZONING	M1
SPRINKLER	Wet
YEAR BUILT	1982
AVAILABLE	Now



SUITE F

TOTAL SQUARE FEET	10,000 SF
OFFICE	TBD
BUILDING DEPTH	200'
CLEAR HEIGHT	22'
DOCK DOORS	2 Dock High
CONSTRUCTION	Brick & Block
ROOF	Built-up Roofing
COLUMN SPACING	50' x 40'
ZONING	M1
SPRINKLER	Wet
YEAR BUILT	1982
AVAILABLE	March 1, 2027

PARK HIGHLIGHTS



**M1 INDUSTRIAL
ZONING**



**22' CEILING
HEIGHTS**



**DOCK HIGH AND
DRIVE IN LOADING**



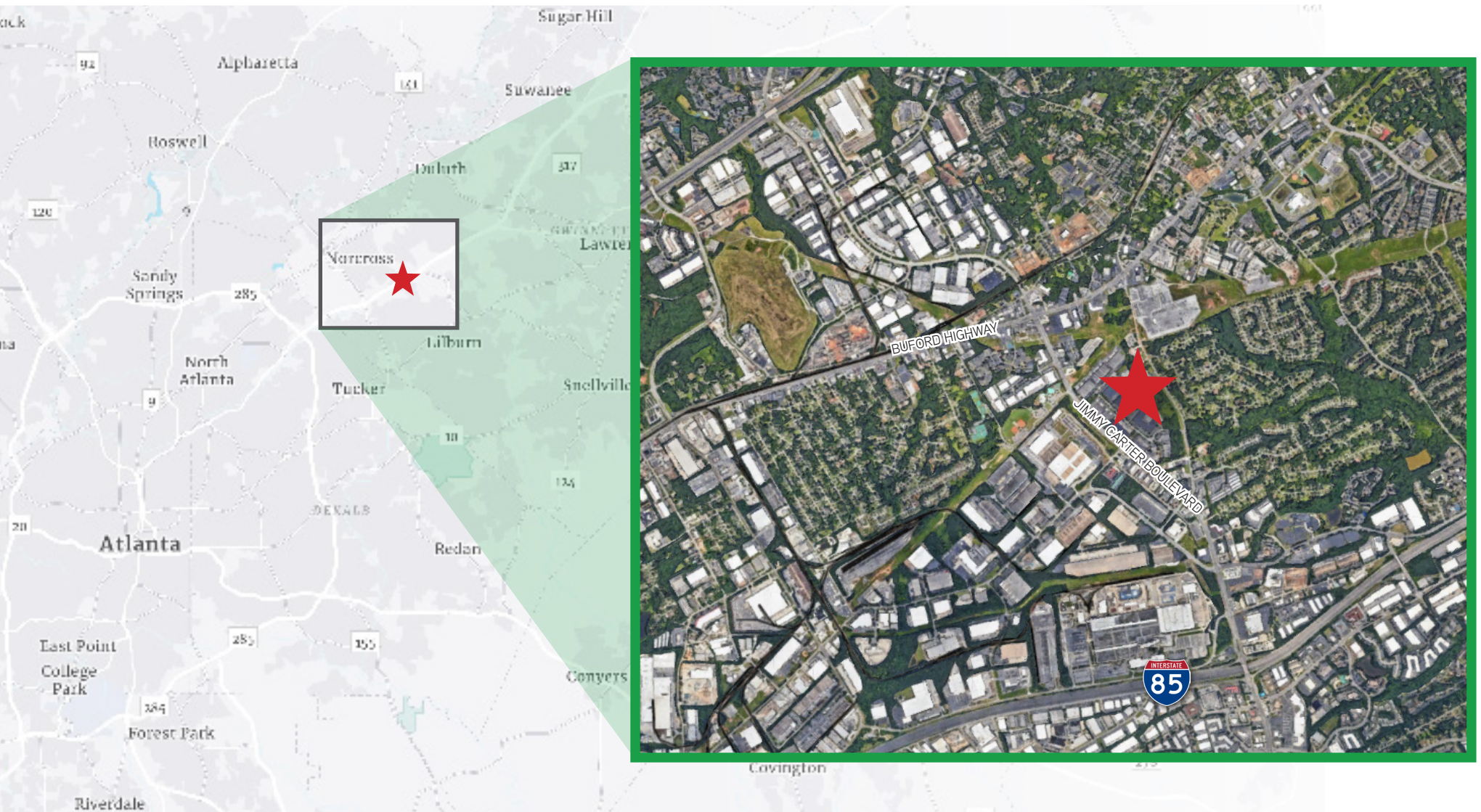
**BROCK & BLOCK
CONSTRUCTION**



**1.1 MILES TO I-85
AT EXIT 102**

PARK LOCATION

Northbelt Business Park is a 101-acre office, industrial & service center park containaing approximately 833,984 SF of high quality warehouse/ distribution and office space. This park is strategically locted with superior access & visibility inbetween Buford Highway and I-85 just two exits south of Gwinnett Place Mall (Pleasant Hill Road) and four exits north of the I-285 interchange.





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