

HOLCOMB BRIDGE BUSINESS CENTER



Suites Starting at
\$3,150/Month



Industrial/Flex Buildings For Lease

2660 HOLCOMB BRIDGE RD, ROSWELL, GA 30076



PROPERTY OVERVIEW & AVAILABILITY

- Three Single Story Flex Warehouses
- Built 1986 | Renovated 2026
- Zoning OP - Office Park
- Ceiling Height: 14'
- Loading Dock or Drive-In
- Parking Ratio: 2.99 / 1,000 SF
- 3.5 Miles from GA-400
- Holcomb Bridge Road - 37,602 Vehicles per Day
- \$151,953 3-Mile Average Household Income

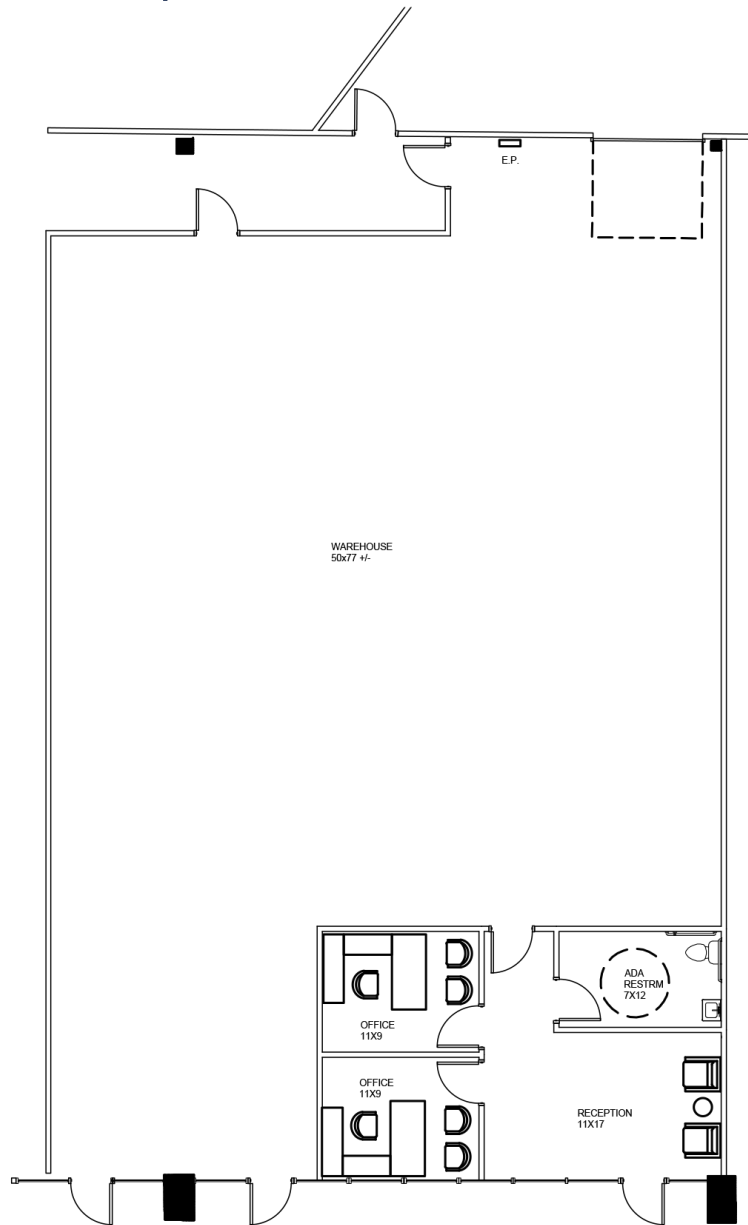
AVAILABLE SPACES

SUITE	UNIT DESCRIPTION
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Suite 204	3,874 SF 1 Dock High 85% Warehouse, 15% Office
Suite 224	1,760 SF 1 Double Door 15% Warehouse, 85% Office
Suite 322	1,954 SF 1 Drive In Door 70% Warehouse, 30% Office
Suite 324	1,710 SF 1 Drive In Door 65% Warehouse, 35% Office
Suite 330	4,467 SF 1 Drive In Door 85% Warehouse, 15% Office



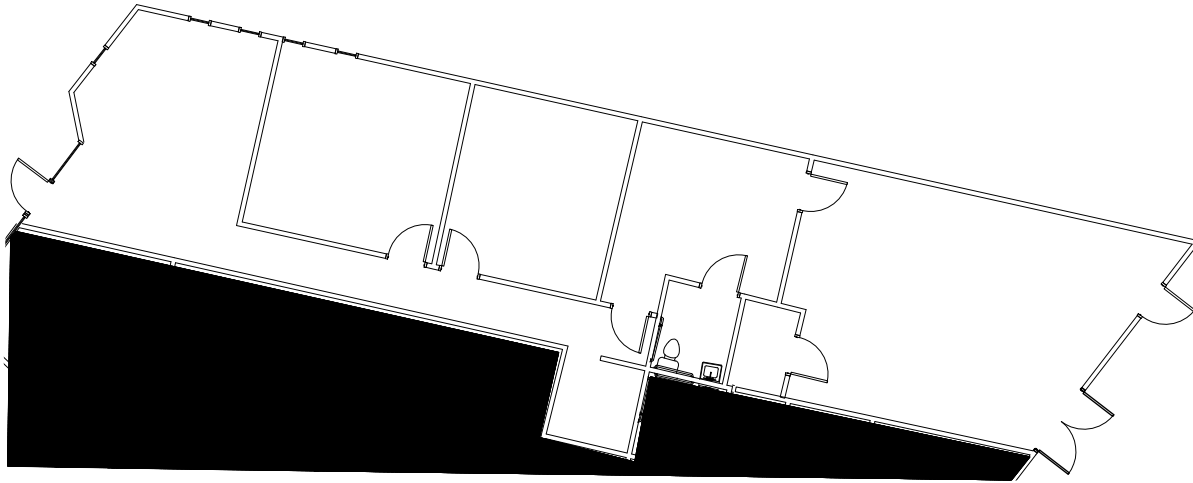
SUITE 204 - 3,874 SF | 1 DOCK HIGH | 85 WAREHOUSE, 15% OFFICE



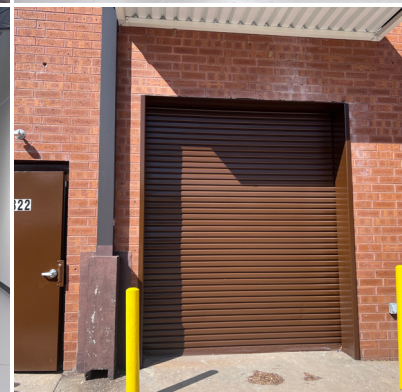
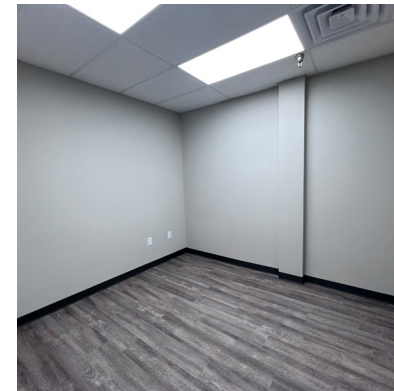
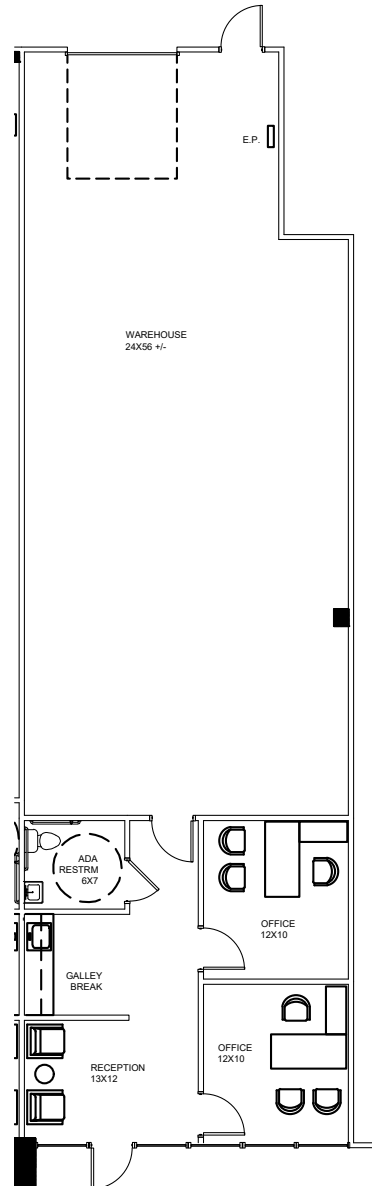
SUITE 204



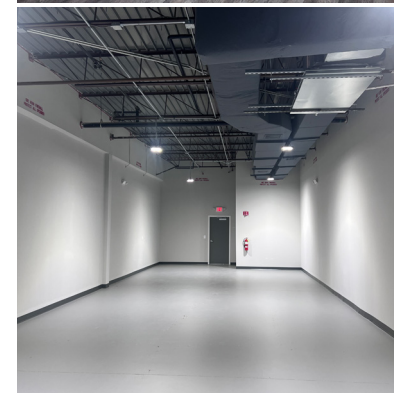
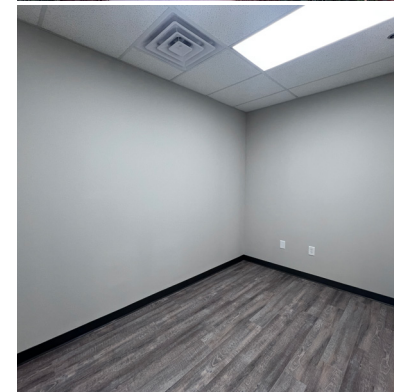
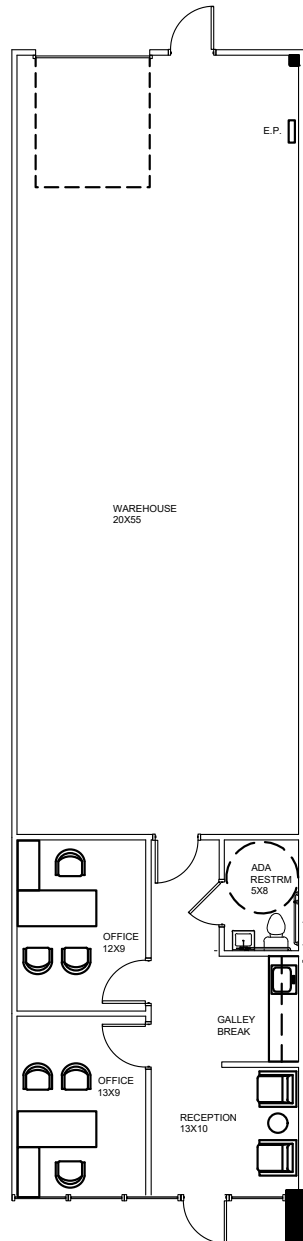
SUITE 224 - 1,760 SF | 1 DOUBLE DOOR | 15% WAREHOUSE, 85% OFFICE



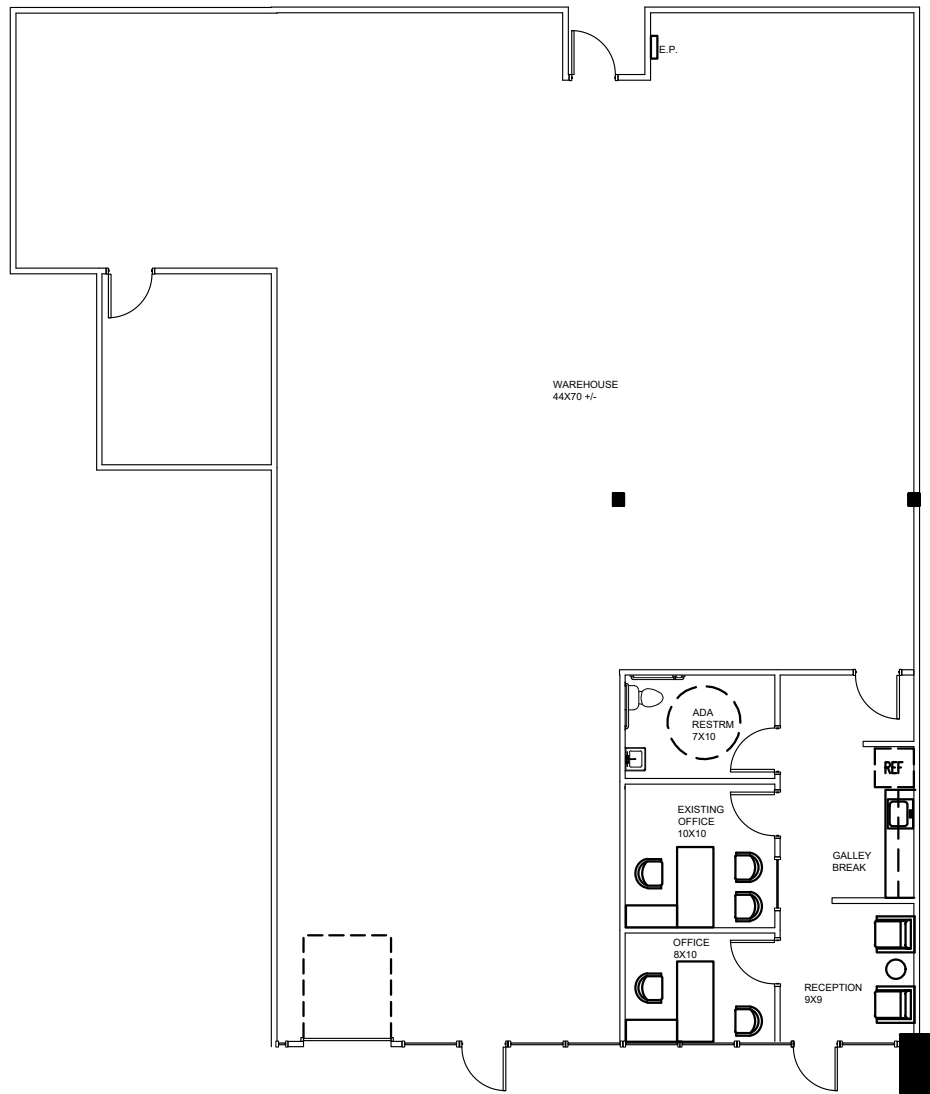
SUITE 322 - 1,954 SF | 1 Drive In Door | 60% WAREHOUSE, 40% OFFICE



SUITE 324 - 1,710 SF | 1 Drive In Door | 25% WAREHOUSE, 75% OFFICE



SUITE 330 - 4,467 SF | 1 DRIVE IN DOOR | 85% WAREHOUSE, 15% OFFICE



SUITE 330



LOCATION MAP

THE TOWNES VILLAGE:
65+ Residential Units

3.5 Miles
to GA-400

HOLCOMB BRIDGE RD
36,585 VPD

ECI DEVELOPMENT:
75,000 SF Commercial and 400+
Residential Unit Development



**SUBJECT
PROPERTY**

EXCLUSIVELY LISTED BY:



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