



FOR SALE

3502 DIVERSIFIED DRIVE

LOGANVILLE, GA 30052

FLEX BUILDING FOR SALE

5,300± SF

BUILDING FLOOR PLATE

0.92± AC

SITE AREA

C-2

GWINNETT COUNTY ZONING

2004

YEAR BUILT

OFFERED EXCLUSIVELY BY

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FLEX BUILDING | FOR SALE

Information is subject to independent verification.



PROPERTY OVERVIEW

3502 Diversified Drive | Loganville, Georgia

FOR SALE



FRONT EXTERIOR | 3502 DIVERSIFIED DRIVE

PROPERTY SUMMARY

FLOOR PLATE	5,300± SF
SITE AREA	0.92± Acres
ZONING	C-2 Gwinnett County
YEAR BUILT	2004
CLEAR HEIGHT	13' - 15'

SPACE CONFIGURATION

- 1,250± SF office downstairs
- 930± SF office upstairs
- 4,050± SF warehouse
- Clear-span warehouse configuration

FUNCTIONAL FEATURES

- 1 grade-level door | 12' x 12'
- 1 dock position | 8' x 8'
- Fenced outdoor storage yard
- 3-phase power
- Warehouse 100% HVAC
- LED lighting



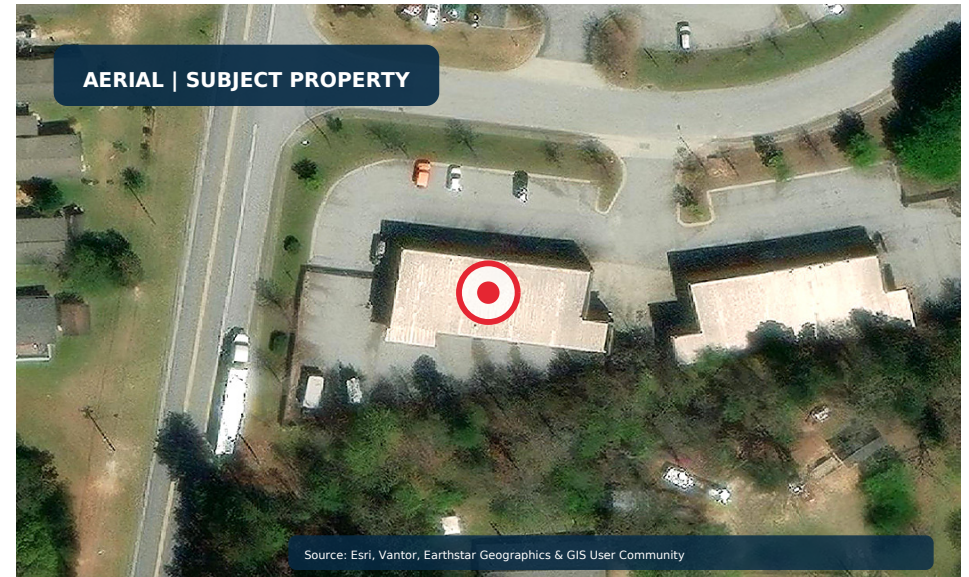
REAR EXTERIOR | LOADING AREA

KEY PROPERTY DETAILS

- 5,300± SF building floor plate
- 0.92± acre site
- C-2 zoning | Gwinnett County
- 13' - 15' clear height
- Dock and grade-level loading



WAREHOUSE INTERIOR | CLEAR SPAN



AERIAL | SUBJECT PROPERTY

Source: Esri, Vantor, Earthstar Geographics & GIS User Community

Every effort has been made to provide accurate information, but no liability is assumed for omissions and errors.