

# FOR LEASE

## AVALON RIDGE BUSINESS PARK

5085 AVALON RIDGE PARKWAY  
NORCROSS, GA 30071

  
AMERICAN CAPITAL PROPERTIES



### OVERVIEW

- » Single-story flex building with a combined square footage of more than 35,000 sf
- » Strong 4:1 parking ratio
- » Two long-term international tenants
- » Part of Avalon Center complex
- » Ideal research and development environment
- » Beautifully landscaped, well-maintained, excellent condition

### FEATURES

- » Flex suites with 22' clear ceilings in warehouse
- » Fully sprinklered
- » Dock-high doors and drive-in doors
- » Office and warehouse spaces

### LOCATION

- » Easy access to Peachtree Industrial Blvd and I-285, both major Atlanta arteries
- » Close proximity to banks, restaurants, recreation, retail, hotels, and executive housing
- » Located within an area boasting strong population growth since 2000
- » Located in Norcross, Gwinnett County's second oldest city and first to be placed on Register of Historic Places

### ASKING RATE

- » Contact agent

### LEASE TYPE

- » NNN

### SPACE AVAILABLE

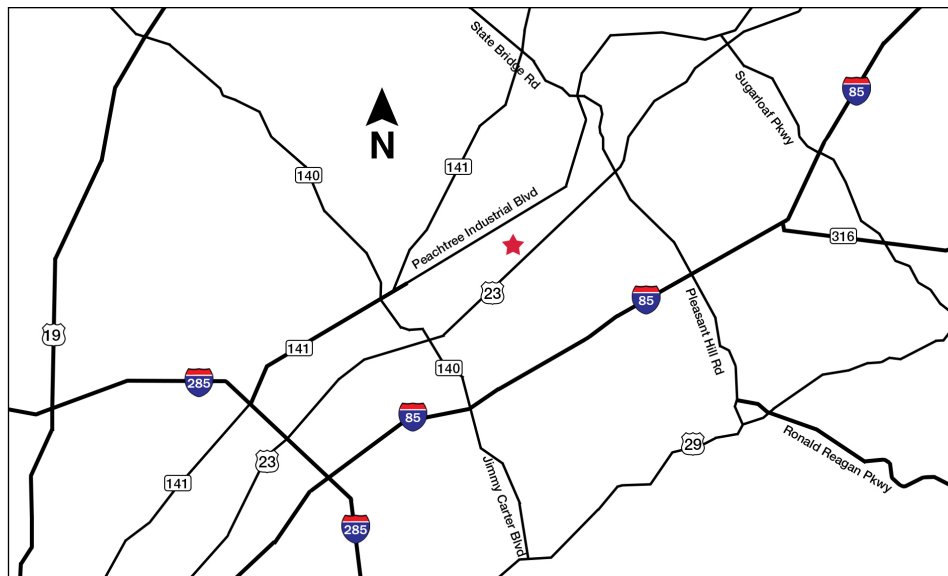
- » None at this time.

### FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT [WWW.ACP-SE.COM](http://WWW.ACP-SE.COM)

**AERIAL MAP | ROAD MAP**



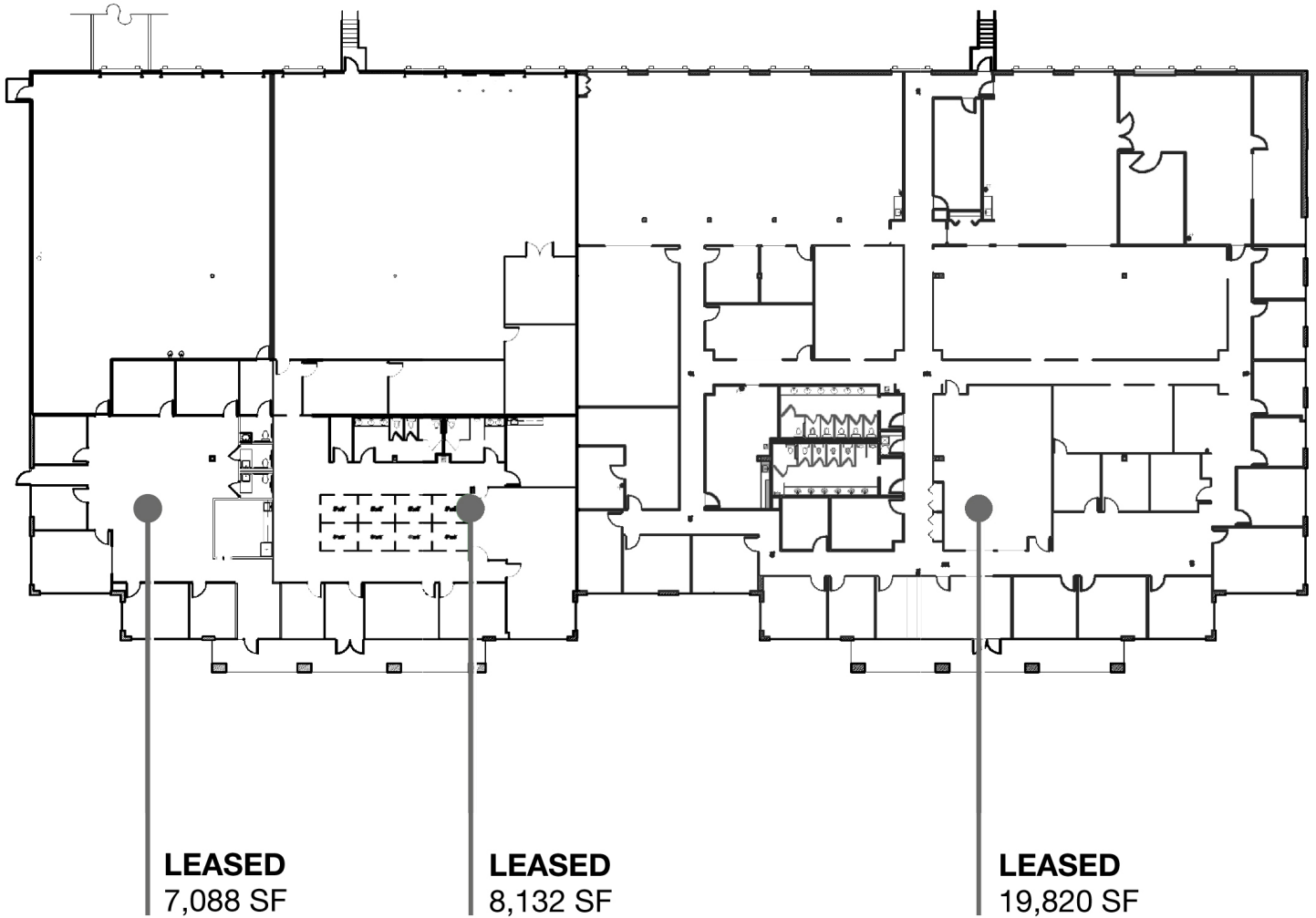
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## BUILDING PLAN



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## ADDITIONAL PHOTOS



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