

# INVESTMENT PROPERTY GROUP

## FOR LEASE - 3,846 SF

### 6446 Warren Drive, Norcross



- 1,169 SF Office/2,677 SF Warehouse

- One Dock High Door

- 18' Ceiling

- Modified Gross Lease

- Rate \$5.25 PSF/YR

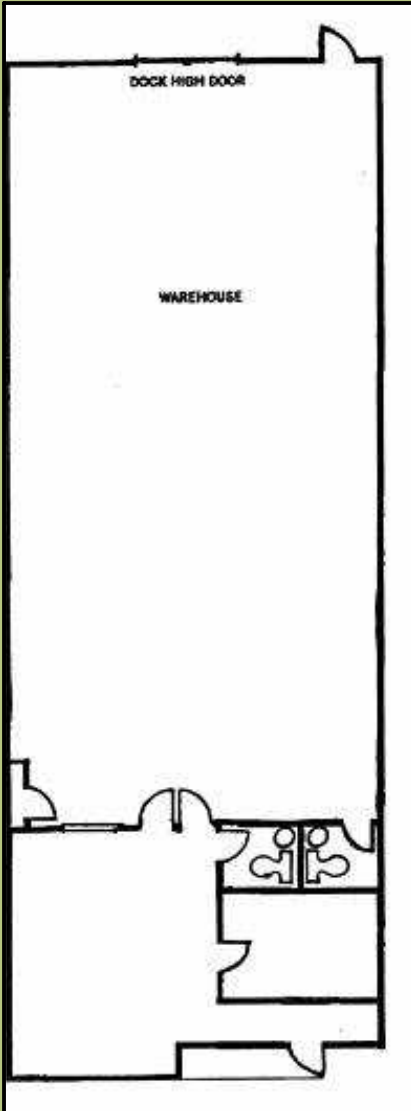
- CAM \$0.23 PSF/YR

- Tax credits for new jobs created in Gwinnett Opportunity Zone

- Full Commission to Brokers

- Easy Access to I-85

- On lokbox JX187



For our complete inventory, visit us on the web at [www.ipgmgmt.com](http://www.ipgmgmt.com)

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