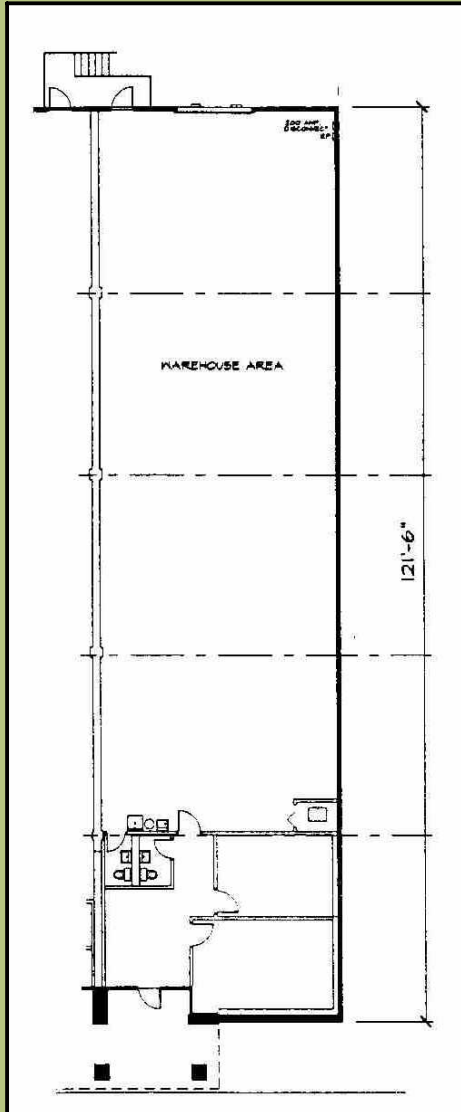


INVESTMENT PROPERTY GROUP

FOR LEASE - 3,840 SF

6452 Warren Drive, Norcross



- 768 SF Office/3,072 SF Warehouse
- 18' Ceiling
- Modified Gross Lease
- Rate \$5.50 PSF/YR
- CAM \$0.23 PSF/YR
- One dock high door
- 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

INVESTMENT PROPERTY GROUP MANAGEMENT COMPANY, INC.

5871 Glenridge Drive, Suite 375, Atlanta, GA 30328

Phone: 404-843-0101 Fax: 404-843-9001 E-mail: dsimpson@ipgmgmt.com