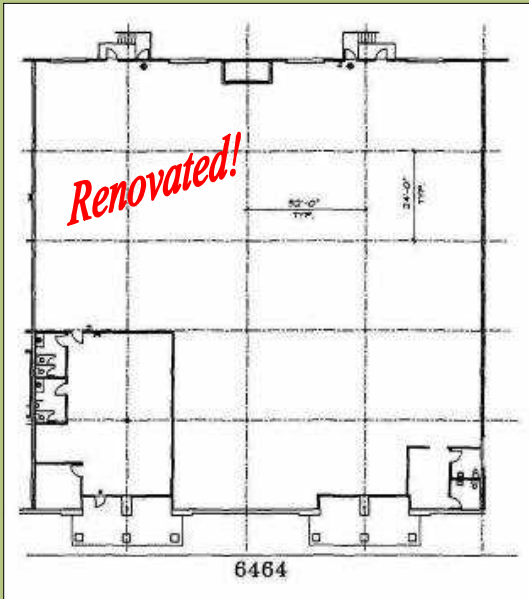
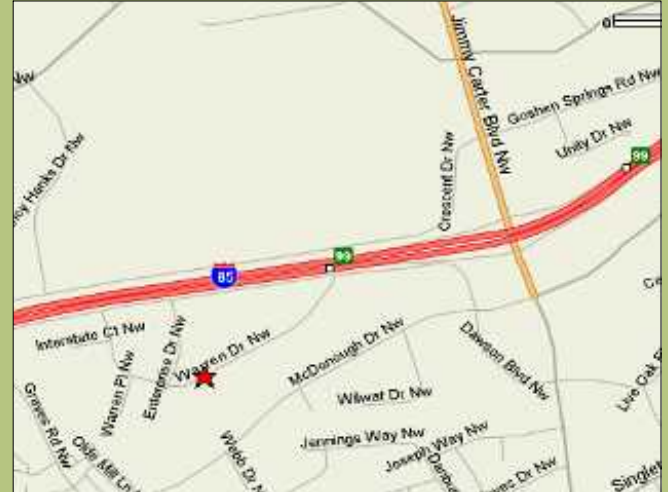


INVESTMENT PROPERTY GROUP

FOR LEASE - 14,654 SF

6464 Warren Drive, Norcross



- 1,716 SF Office/12,938 SF Warehouse
- Four Dock High Doors
- Separate Warehouse Restrooms
- 18' Ceiling
- Modified Gross Lease
- Rate \$3.75 PSF/YR
- CAM \$0.15 PSF/YR
- Tax credits for new jobs created in Gwinnett Opportunity Zone
- Easy Access to I-85
- Full Commission to Brokers
- On lokbox



For our complete inventory, visit us on the web at www.ipgmgmt.com

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