

NORTHMONT BUSINESS CENTER



**184,247 SF INDUSTRIAL SPACE
AVAILABLE FOR SUBLEASE**
2165 Northmont Pky, Duluth, GA 30096





PROPERTY OVERVIEW

NORTHMONT BUSINESS CENTER is a 184,247-square-foot industrial facility situated on 12.9 acres in Duluth, GA. Available for sublease, the property offers highly functional space with excellent access to I-85, connecting directly to Atlanta’s interstate network and the broader Southeast distribution corridor. Its strategic location in Gwinnett County—one of metro Atlanta’s most active industrial markets—provides strong labor availability, efficient regional reach, and proximity to major logistics, manufacturing, and consumer hubs.

- Dock Doors:**
- 35 total dock doors
 - 8 doors have been recapped
 - Sealers on every door
 - Mechanical dock levelers installed on every door

- Access:**
- Drive-in with large ramp at center of building
 - 1 metal temporary ramp

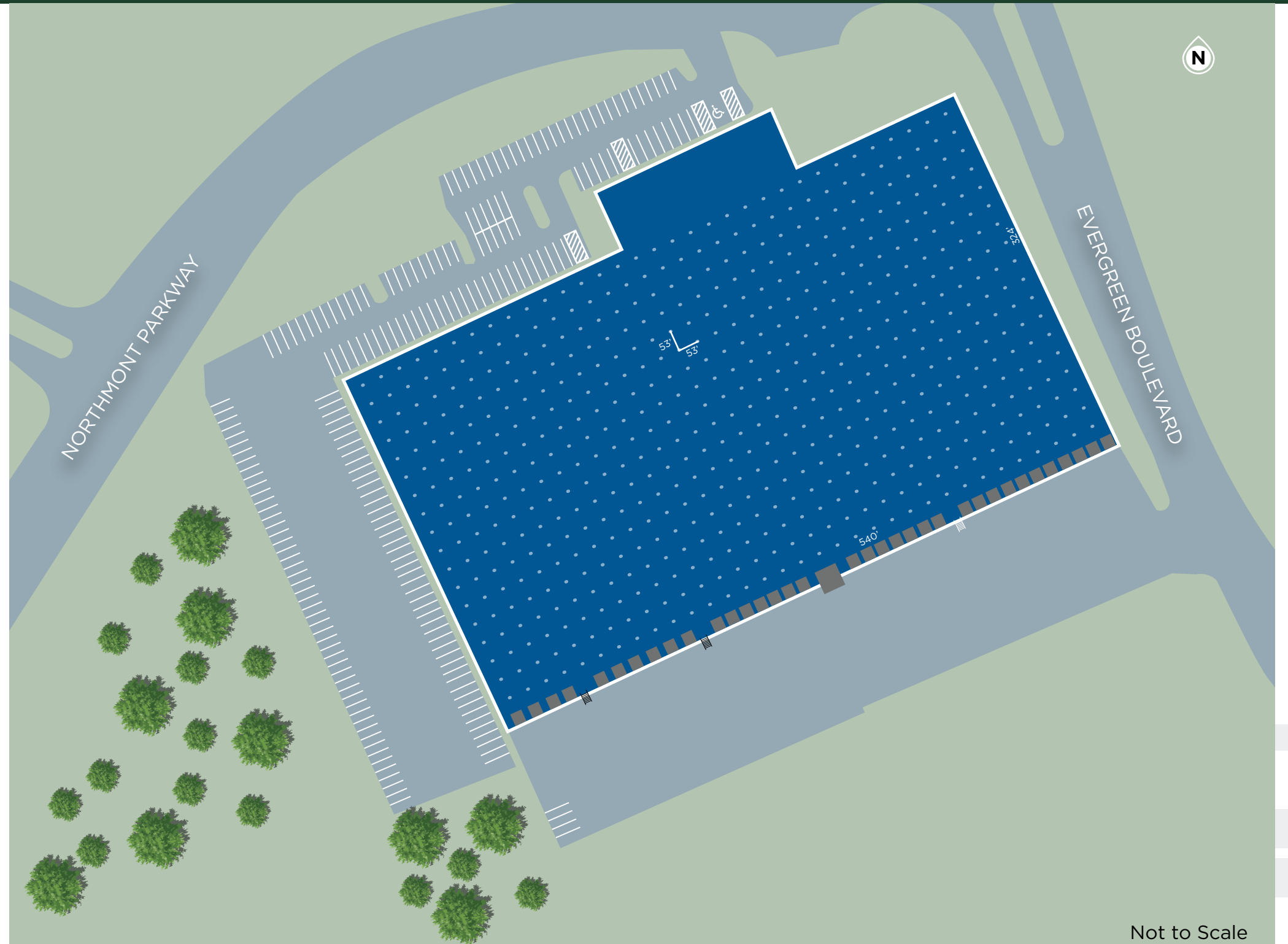
- Operations:**
- Available Q3: 2026

- Training & Conference:**
- 1 training room
 - 2 conference rooms

- Office & Facilities:**
- Main office: 3 private offices
 - 2 office restrooms
 - 1 shower room
 - 1 break room
 - Units 14–18 designated for office use
 - 1 small shipping office
 - 2 shipping offices
 - Two warehouse bathrooms

- Other Features:**
- 2 large industrial fans

- Parking:**
- Heavy automobile parking spaces
 - Auto parking recently repaved



PRIME LOCATION

NORTHMONT
BUSINESS
CENTER

2.4 miles to I-85

2.4 miles to I-85

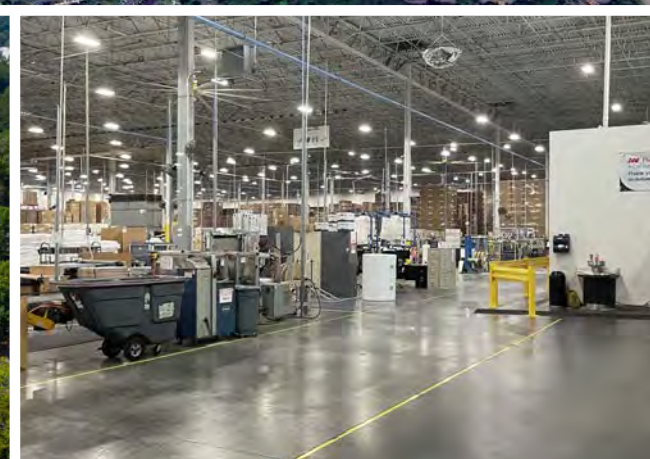
1.8 miles to 316

316

INTERSTATE
85



34 Miles to Hartsfield-Jackson
International Airport

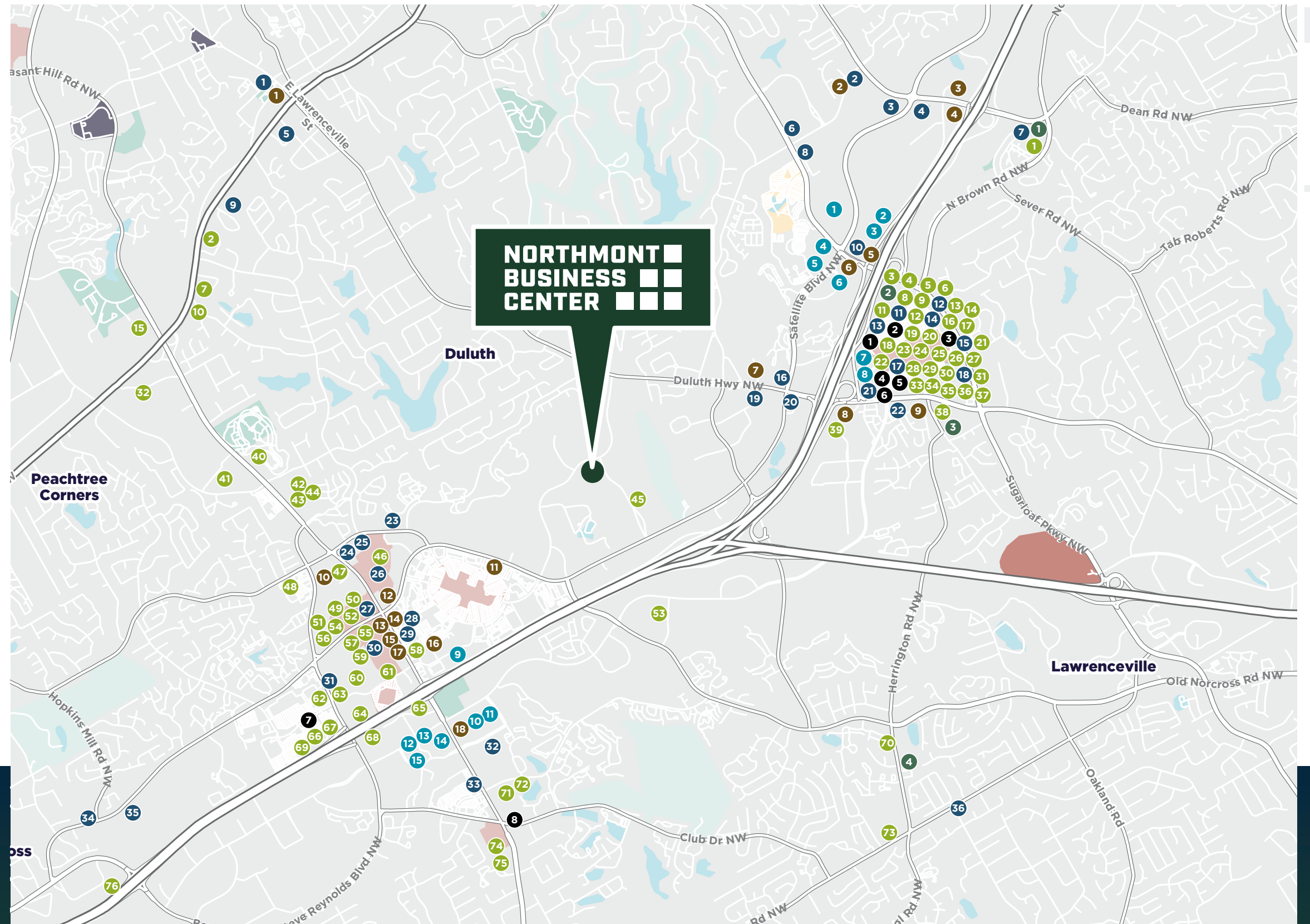




AMENITIES NEARBY

CATEGORY

- 8 Entertainment
- 35 Fast Food
- 4 Fitness
- 15 Hotels
- 18 Restaurants
- 76 Shopping

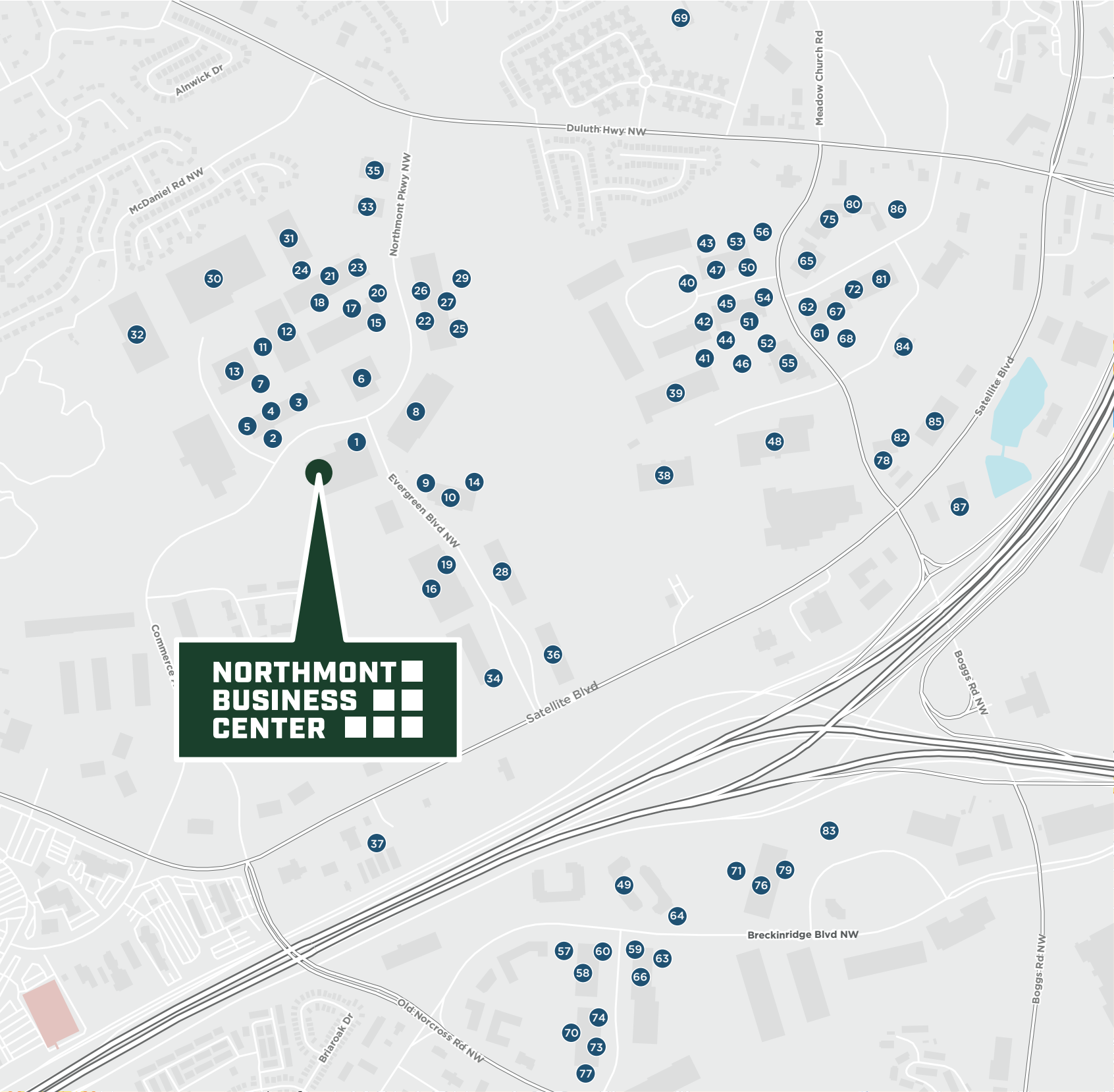




CORPORATE NEIGHBORS

TENANT NAME

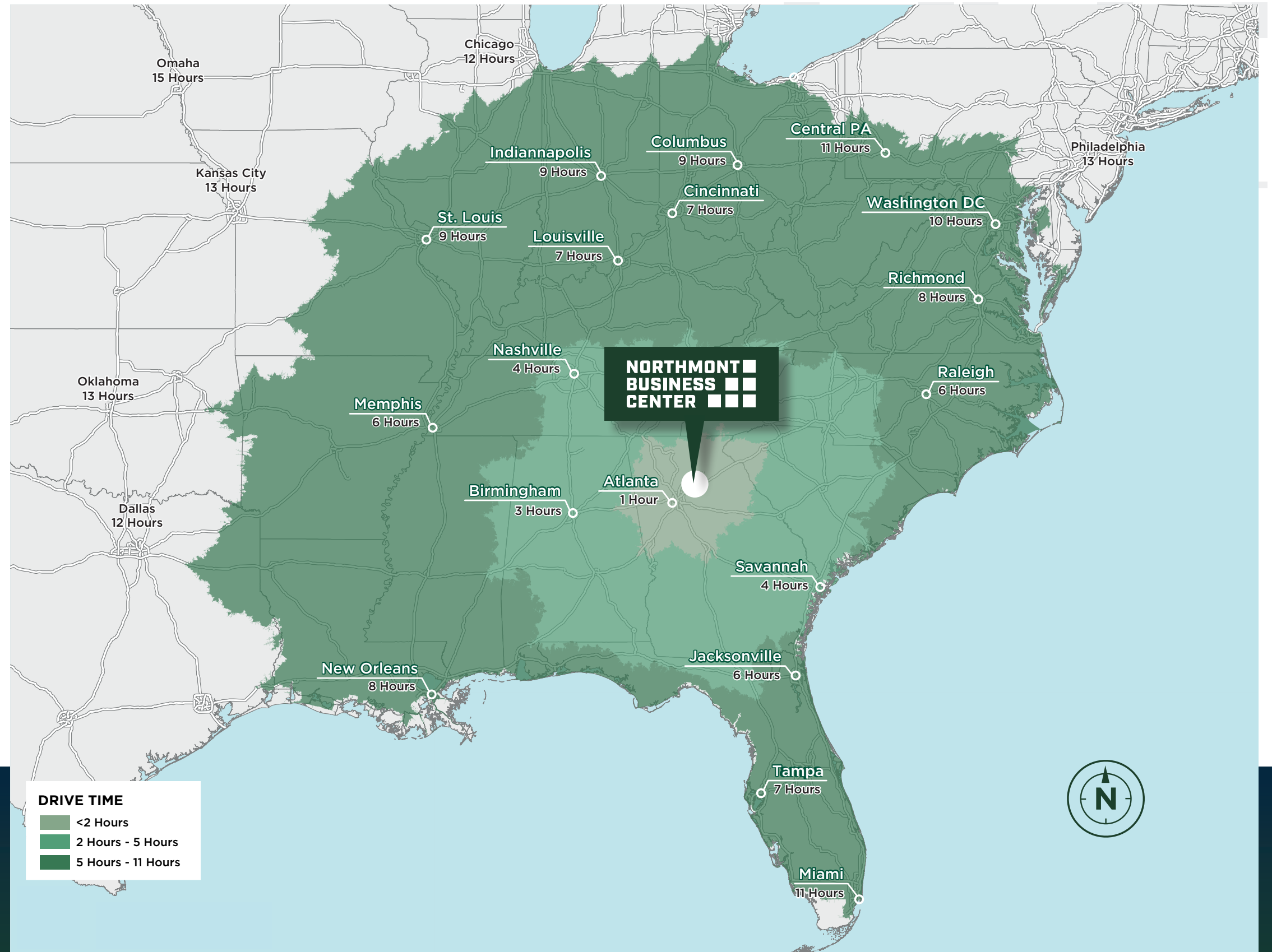
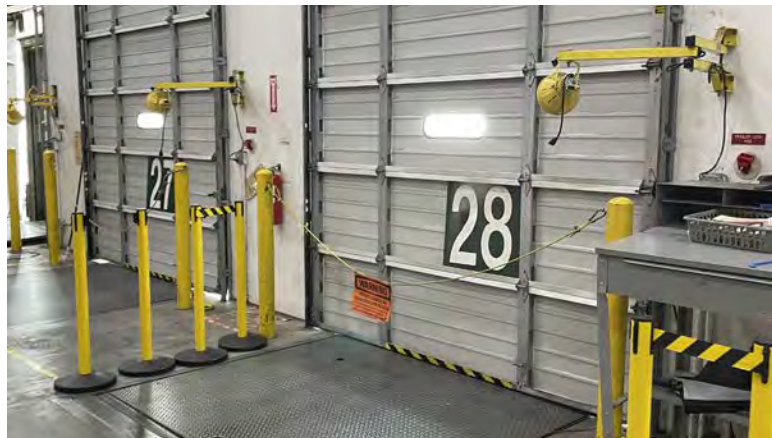
1	American Air Filters	31	Amazon	61	Digital Imaging Systems
2	Invictus Globe LLC	32	Ta Chen International, Inc.	62	Peachtree Service Experts
3	Leuze	33	Eclipse Gaming Systems	63	Dobla Group USA LLC
4	EFI Global	34	Summit Companies	64	Continental Datalabel
5	Beintek, LLC.	35	Southern Silicones	65	Envelopes & Forms
6	GravoTech Inc.	36	Tetra Tech	66	Viscom Inc.
7	Cavanna Packaging	37	U-Haul Neighborhood Dealer	67	COPYSMART
8	Pinnacle X-Ray Solutions Inc	38	Us Go Goal	68	Framo Morat, USA
9	The Systems Depot	39	Trane Supply	69	Zion International Mission Center
10	The Campbell's Company	40	Aetnagroup	70	Winsted Corporation
11	Hendrick Automotive Group	41	Metro Distributor	71	Larson Juhl, Inc
12	Auto Accessories	42	Dimensional Design	72	Prime Time Leasing LLC
13	Global Beauty Corp.	43	Binex Line Corporation	73	Babco Foods
14	Ethan Allen	44	Covetrus	74	Himalayan Handmade Candles
15	Masonite	45	Ocme America Corp	75	Parrish Plumbing Company, LLC
16	KW International	46	Happy Warehouse Sale	76	Phoenix Research Industries, Inc.
17	Arista Information Systems	47	LS Tractor	77	Standard SE Graphic Systems
18	Spectra Gutter Systems Duluth	48	Suddath	78	Sed Inc
19	Corsair	49	Atlanta Institute Of Music	79	Spectrum
20	Transatlantic Sales	50	CE+T America	80	Standard Office Systems
21	Maxcraft Doors	51	Resitech Industries	81	Wallace Graphics, Inc.
22	Allredi	52	Dixie Custom Works	82	Adedge Water Technologies LLC
23	Sterfic	53	Uni Torq Acuators & Controls	83	Nextran Corporation
24	CWI	54	United Fire Protection Inc	84	Eastern Star Seafood, Inc
25	Agility Recovery	55	Averr Aglow	85	SCM North America
26	NanoLumens	56	UniTorq	86	Cambria
27	Hexaware Technologies	57	Sunbelt Rentals	87	Schofield Stone
28	Harima USA Inc	58	Sed Gaming Inc		
29	Maytronics	59	Roma Moulding Inc.		
30	McKesson Corporation	60	The Hansen Group		





UNMATCHED CONNECTIVITY

Located in the heart of Gwinnett County with immediate access to I-85, 2165 Northmont Parkway offers unmatched connectivity across Metro Atlanta and the Southeast. Reach Hartsfield-Jackson International Airport, the Port of Savannah, and major regional markets within a half-day drive, while benefiting from access to a large, diverse labor pool and thriving local economy.



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FOR MORE INFORMATION, PLEASE CONTACT:

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