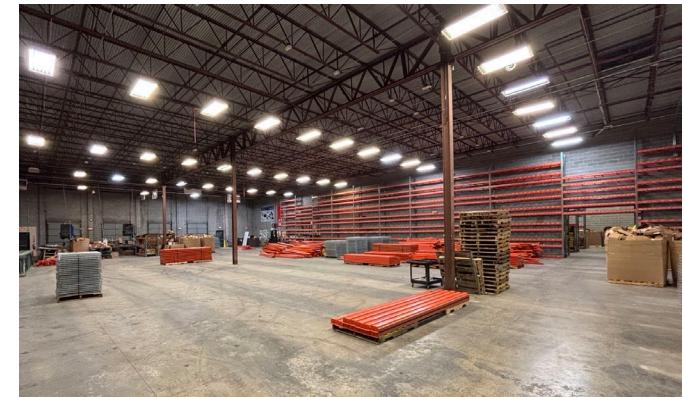


FOR SUBLEASE

6115 NORTHBELT DRIVE, NORCROSS, GA 30071 (GWINNETT COUNTY)



PRIME WAREHOUSE & OFFICE SPACE IN NORCROSS - READY FOR IMMEDIATE OCCUPANCY!



28,783 SF
Available Space



INQUIRE!
For Asking Rate



12/31/2028
Sublease Expiration



6 Total
Loading Doors

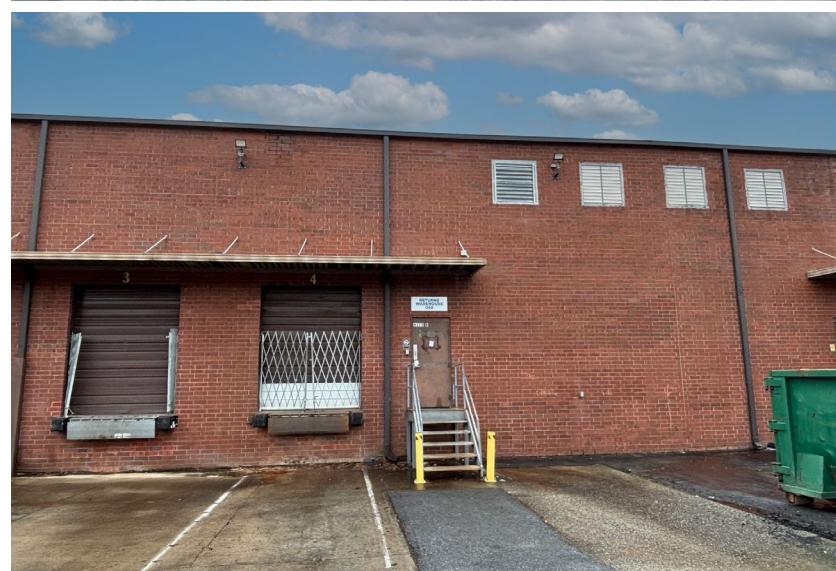
FOR MORE INFORMATION CONTACT: Boris Garbuz, Senior Director: Phone: +1 404-682-3418 Email: Boris.garbuz@cushwake.com

PROPERTY HIGHLIGHTS

FOR SUBLEASE

Located in Northbelt Business Park, this 76,500 SF facility built in 1982 offers a perfect combination of office and warehouse space, ideal for distribution, logistics, or manufacturing needs. With easy access to I-85, this property provides seamless connectivity to metro Atlanta and beyond.

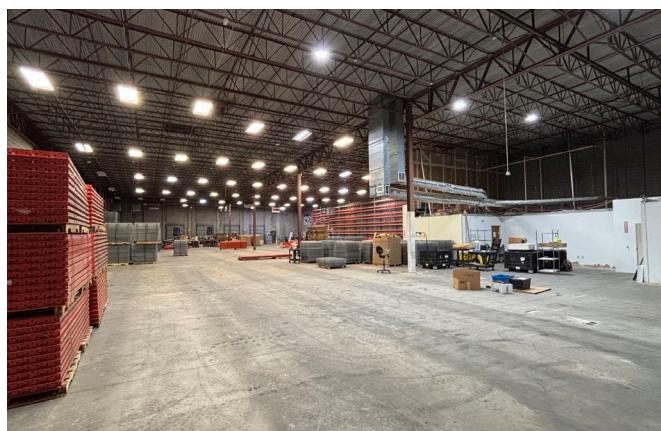
Space Available	28,783 SF – Suites B-C
Warehouse Features	<ul style="list-style-type: none"> Single-occupancy restroom Security cameras/system Sprinkler throughout (racking not available)
Office Features	<p>Small office featuring:</p> <ul style="list-style-type: none"> Two private offices and one storage room Two interior restrooms with two stalls and sinks Small breakroom
Clear Height	22'
Loading & Access	<p>6 Total loading doors 4 levelers and one is a drive-in</p>
Power	400 amps (to be confirmed)
Parking	1.0/1,000 SF (76 surface spaces)
Signage	Building and monument signage available
Asking Rate	Inquire!
Sublease Term	12/31/2028



6115 NORTHBELT DRIVE, NORCROSS, GA 30071

PROPERTY PHOTOS

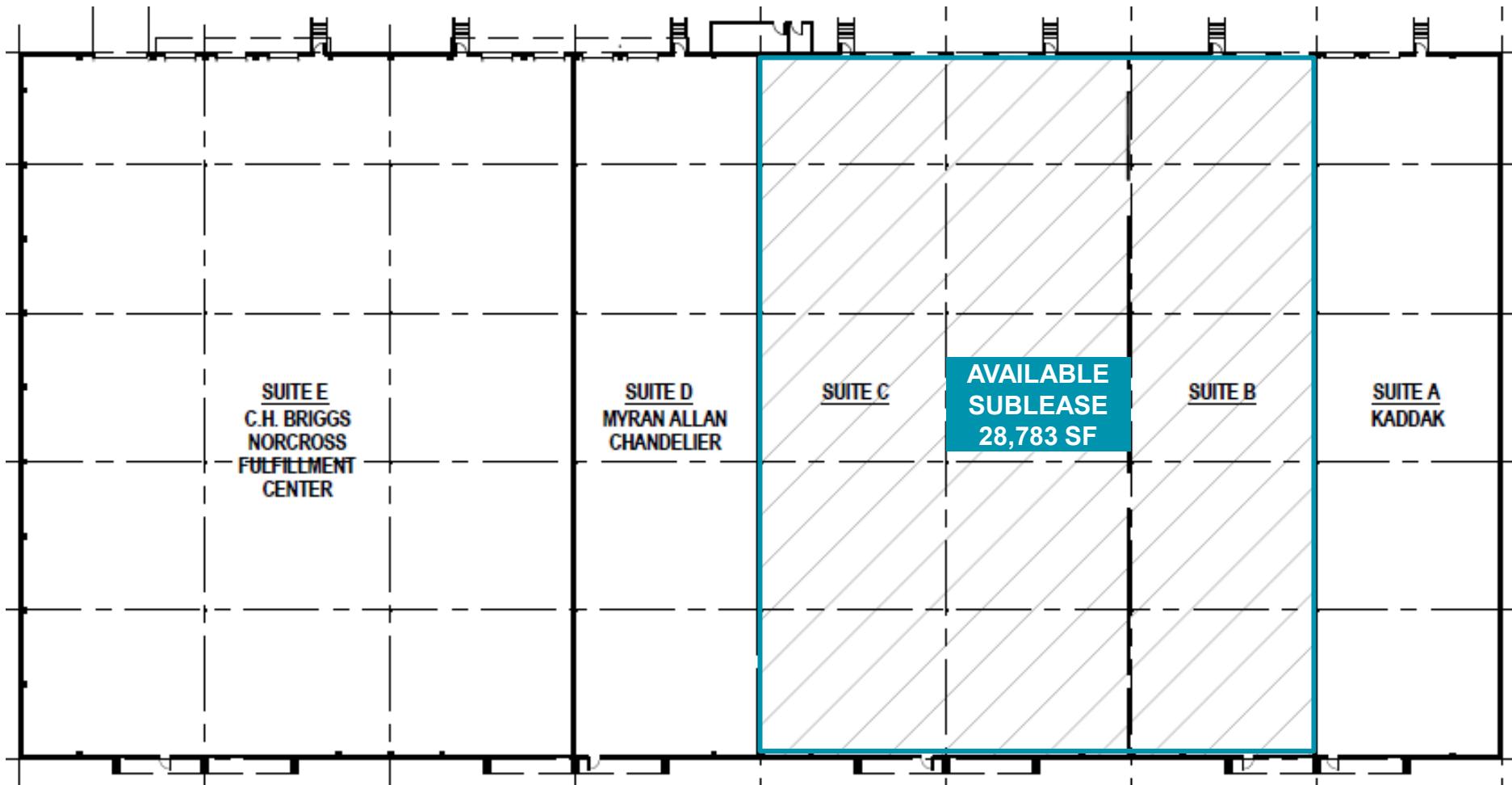
FOR SUBLEASE



FLOOR PLAN

FOR SUBLEASE

Building Plan



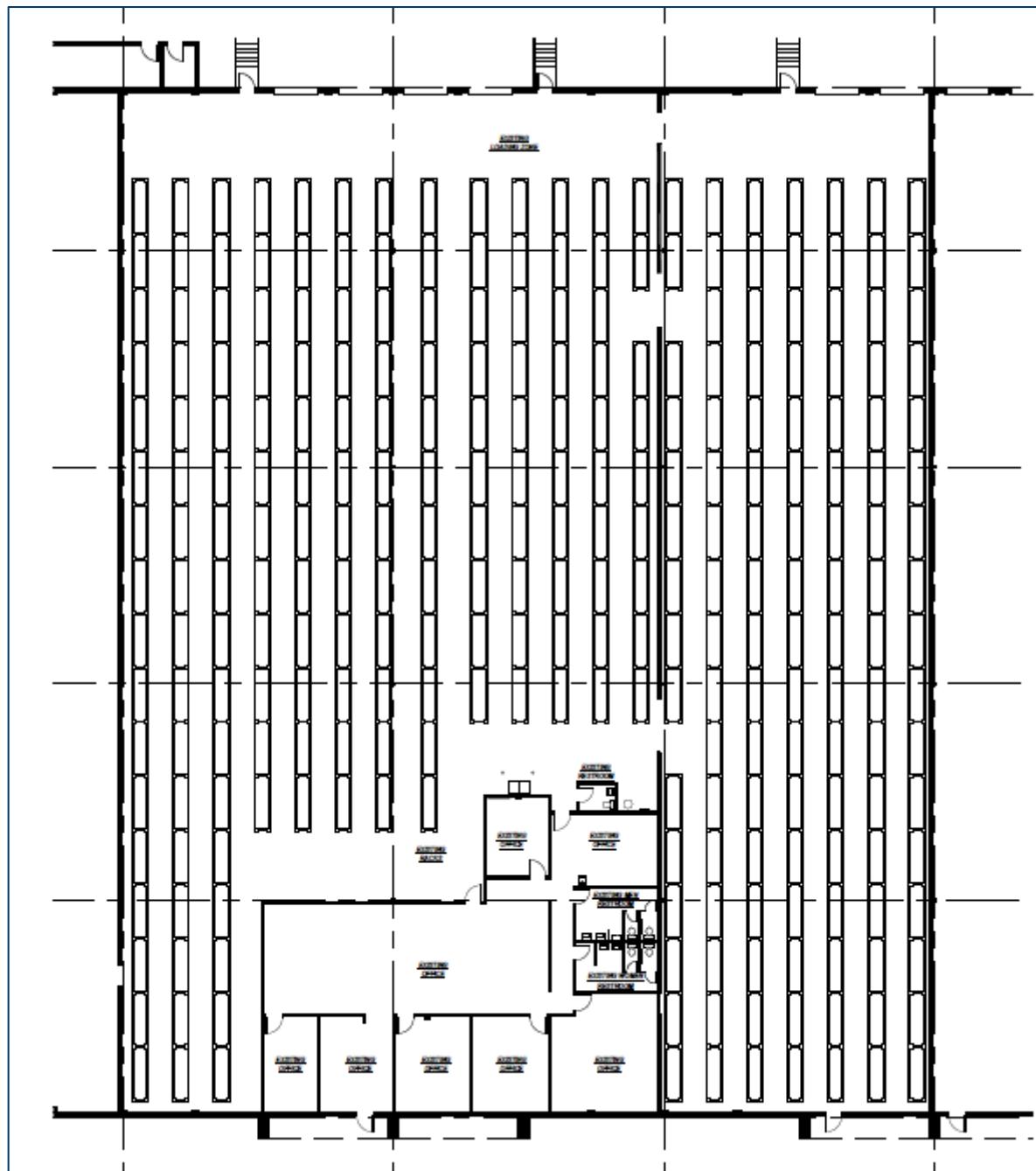
FLOOR PLAN

FOR SUBLEASE

28,783 SF

Full Floor Plan

Potential Racking Plan
(racking not included)

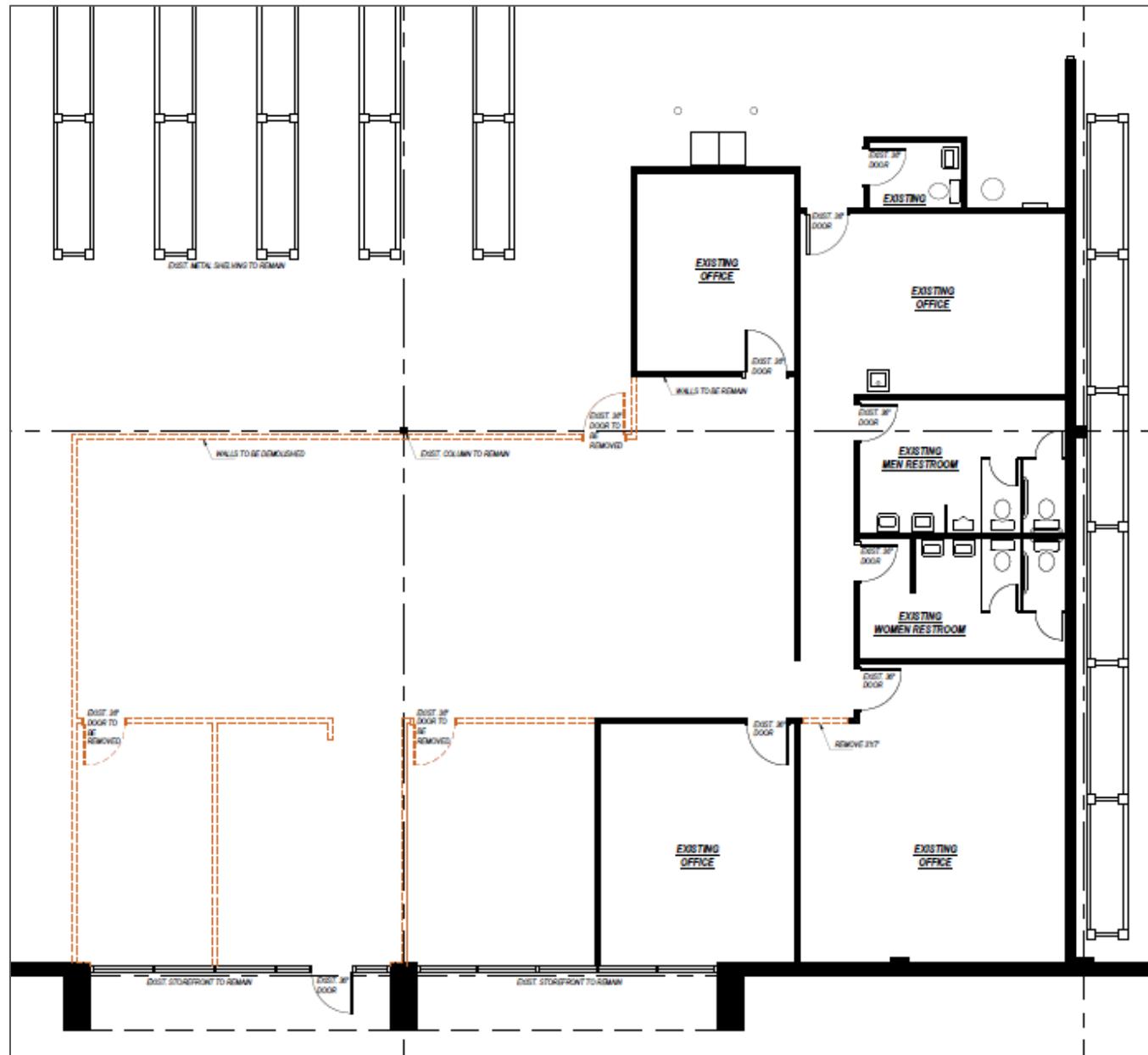


FLOOR PLAN

FOR SUBLEASE

OFFICE

Space Plan



LOCATION OVERVIEW

FOR SUBLEASE

The property is strategically located within the heart of Gwinnett County's established industrial corridor. This prime distribution location offers excellent connectivity to major transportation routes, including I-85, I-285, and GA-141, providing quick access to metro Atlanta and the Southeast region.

The area is well-served by a strong labor pool and is minutes from retail, dining, and service amenities. Hartsfield-Jackson Atlanta International Airport is approximately 35 minutes away, ensuring efficient regional and national distribution capabilities.

PERFECT FOR:

- ✓ Distribution & Logistics
- ✓ E-commerce Fulfillment
- ✓ Light Manufacturing
- ✓ Corporate Headquarters with Warehouse



AREA DEMOGRAPHICS



33,250

POPULATION
Within 2 Miles

259,892

POPULATION
Within 5 Miles

\$71,733

AVG. INCOME
Within 2 Miles

\$86,974

AVG. INCOME
Within 5 Miles

\$273,789

MEDIAN HOME VALUE
Within 2 Miles

\$326,376

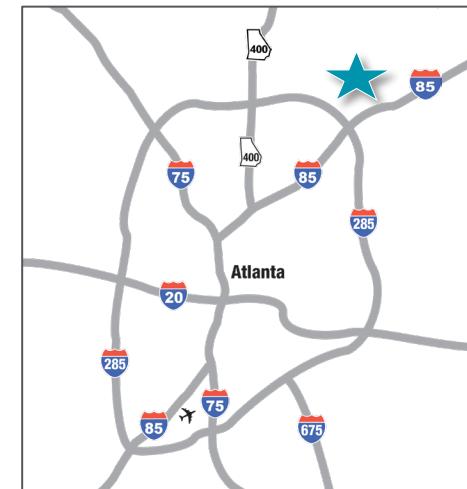
MEDIAN HOME VALUE
Within 5 Miles

33.1

AVG. AGE
Within 2 Miles

35.2

AVG. AGE
Within 5 Miles





**FOR MORE INFORMATION
CONTACT:**



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Boris.garbuz@cushwake.com

