

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

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PROPERTY HIGHLIGHTS

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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.

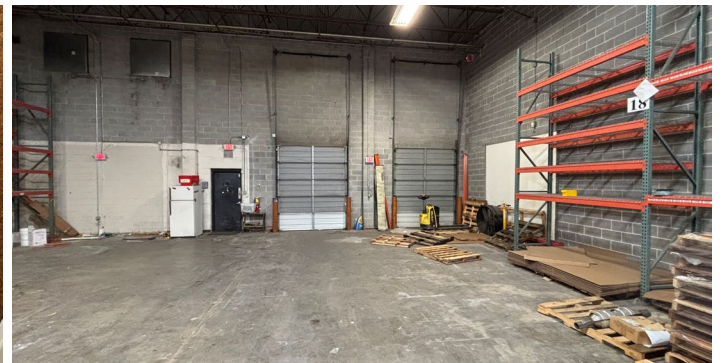
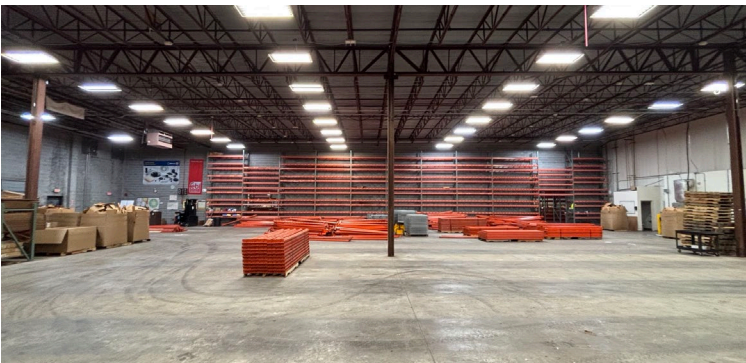
Space Available	28,783 SF - Suites B-C
Warehouse Features	<ul style="list-style-type: none">• Single-occupancy restroom• Security cameras/system• Sprinkler throughout• (racking not available)
Office Features	Small office featuring: <ul style="list-style-type: none">• Two private offices and one storage room• Two interior restrooms with two stalls and sinks• Small breakroom
Clear Height	22'
Loading & Access	6 Total loading doors 4 levelers and one is a drive-in
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



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PROPERTY PHOTOS

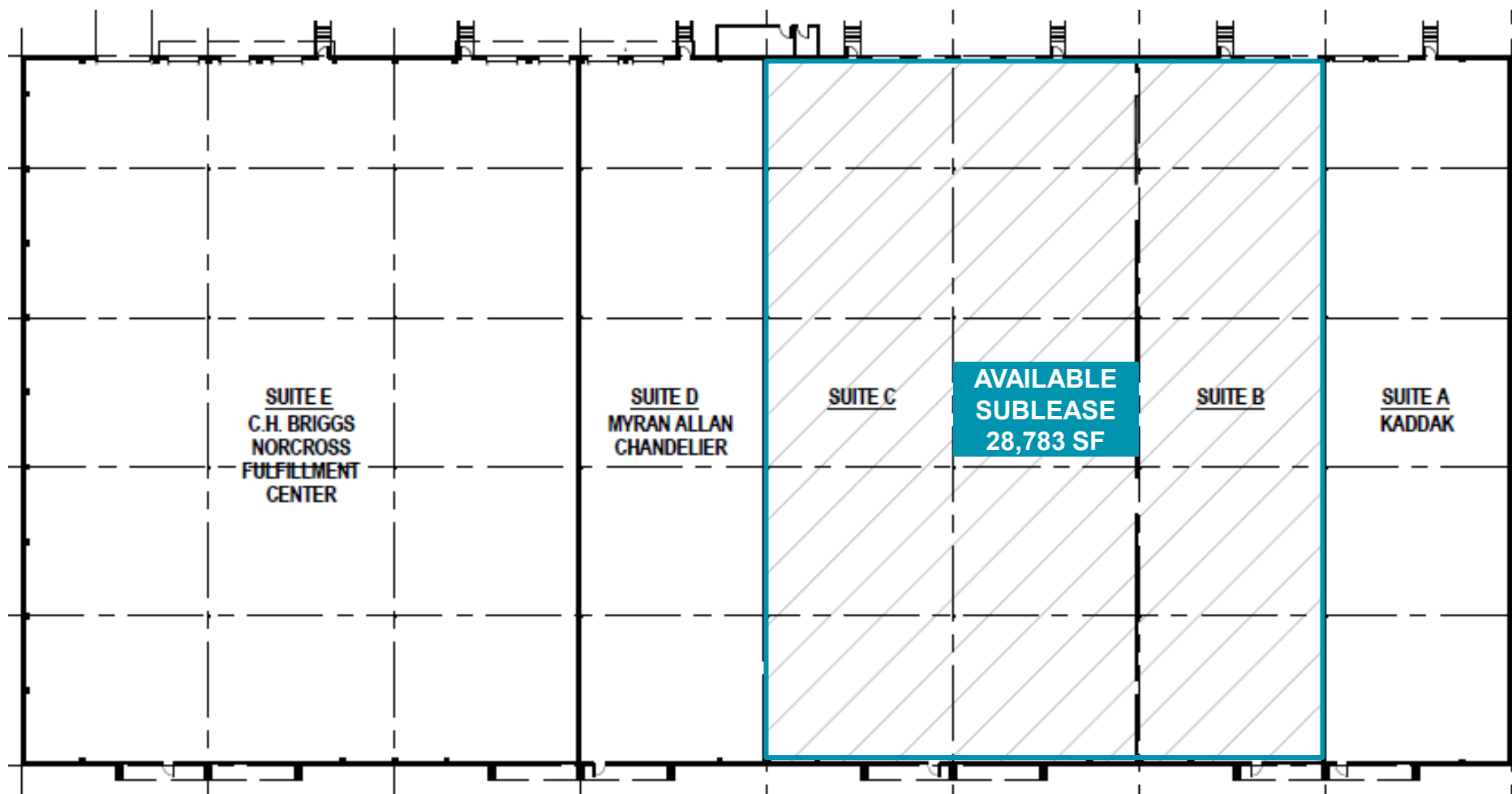
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FLOOR PLAN

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Building Plan



FLOOR PLAN

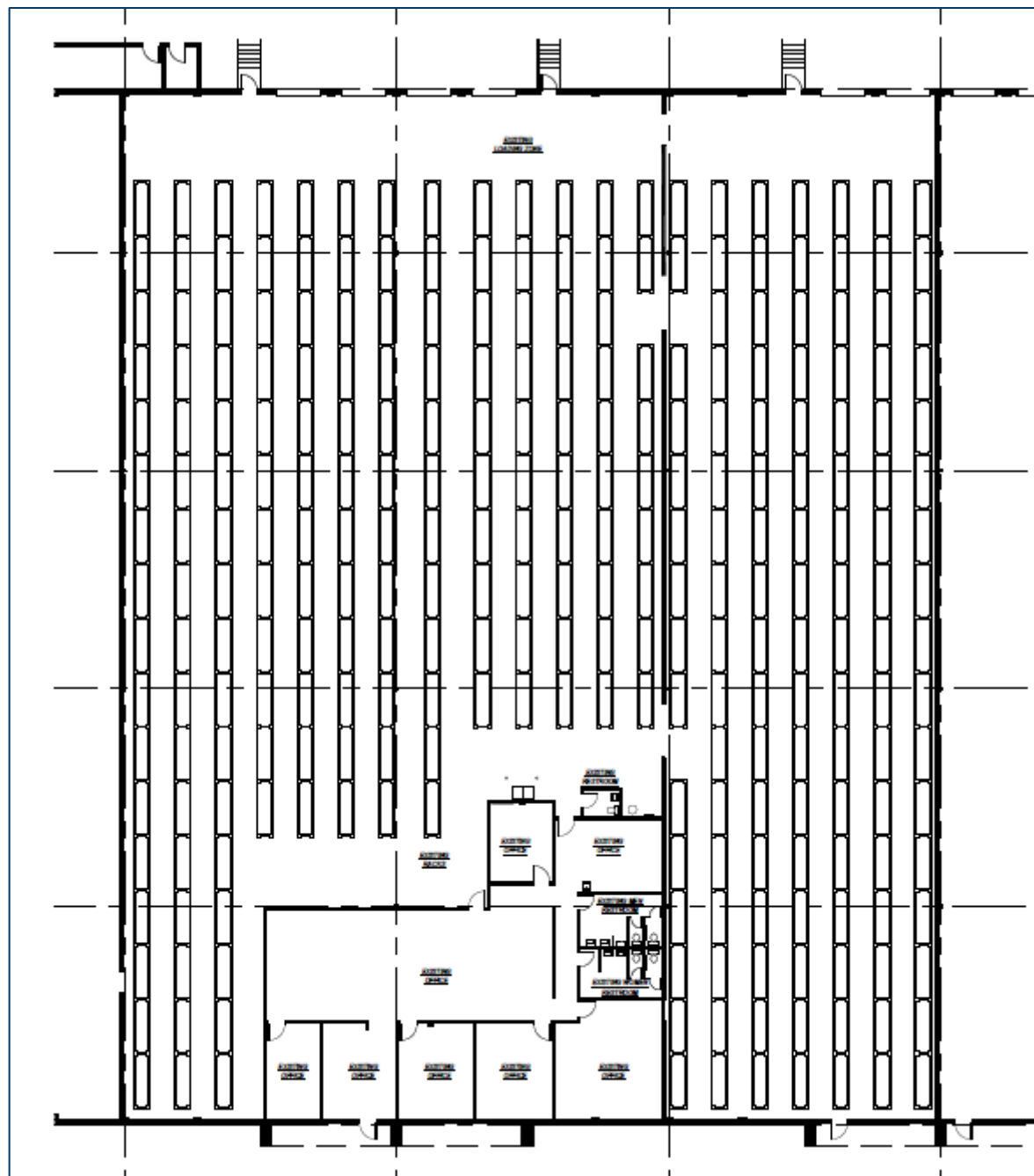
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28,783 SF

Full Floor Plan

Potential Racking Plan

(racking not included)

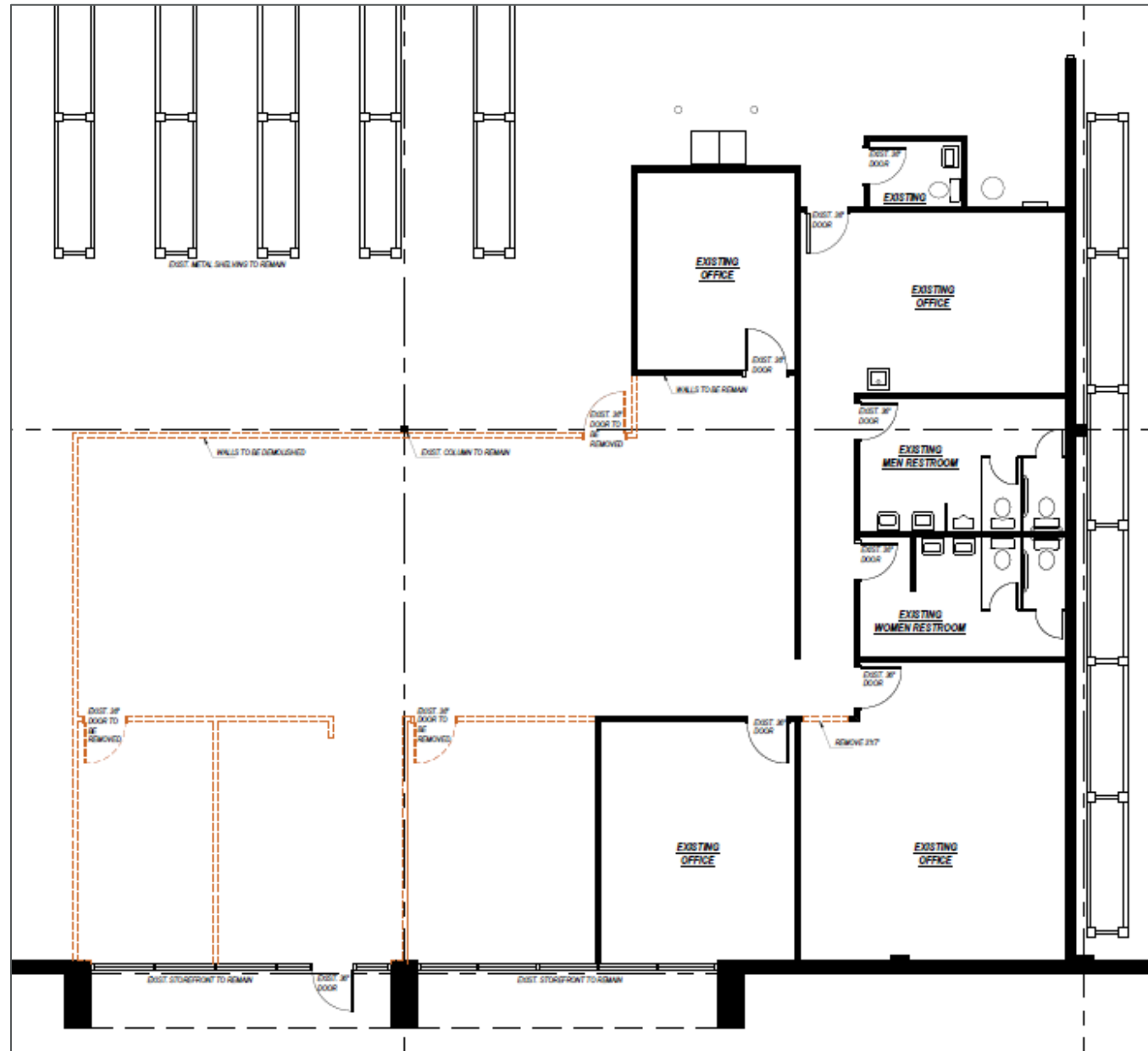


FLOOR PLAN

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OFFICE

Space Plan



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LOCATION OVERVIEW

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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

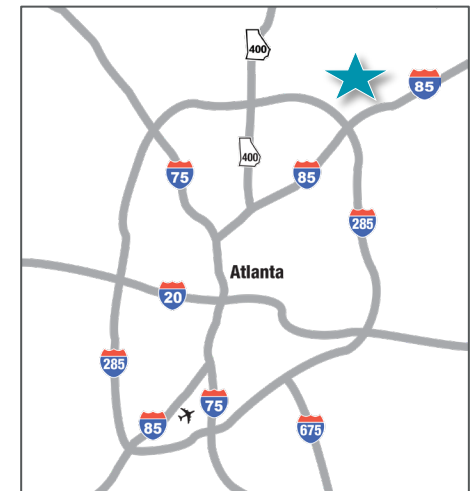
\$86,974
AVG. INCOME
Within 5 Miles

\$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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