

FOR SALE - 6,014 SF

Shell Warehouse

5200 Langford Road Business Center



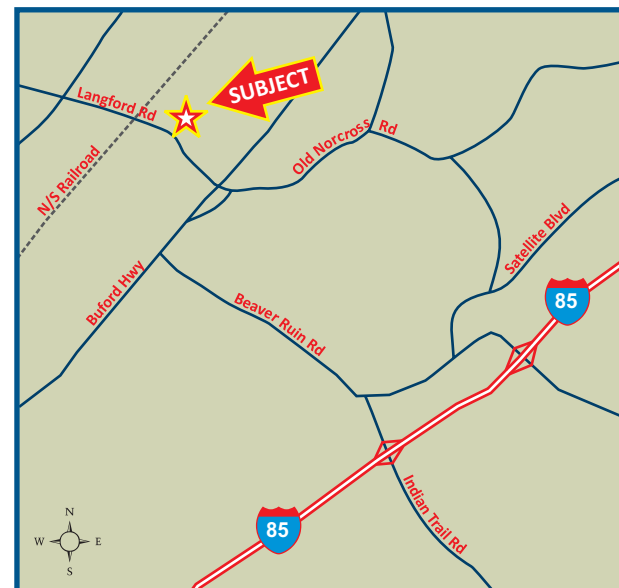
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5200 Langford Road Business Center



**5205 Langford Park Drive
Norcross, Gwinnett County, Georgia 30071**



**LAVISTA
ASSOCIATES, INC.**

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**5205 Langford Park Drive
Norcross, Gwinnett County, Georgia 30071**

- Shell Building Size: 6,014 Square Feet
- Office Space: Design/Build-to-Suit
- Ceiling Height: 16' to 18'6"
- Warehouse Shell Dimensions: 62' 11" x 97' 7"
- Site: 0.78 Acres
- Zoning: ODW (Office/Distribution/Warehouse)
City of Norcross
- Roof: CECO Roof System with 26 Gauge, Ribbed-Type
Metal Panels with Galvalume Steel
- Built: 2001

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PROPERTY SPECIFICATIONS

TOTAL SIZE

Total Shell Size: 6,014
Office: Design/Build-to-Suit

ZONING

ODW - Office/Distribution/Warehouse
City of Norcross

CONSTRUCTION

Ceco Building System, a manufacturer of pre-engineered metal, structural building systems. Three sided brick on metal panel walls. The Soffit over the front entrance has a stucco finish. Construction was completed in May of 2001.

GLASS STORE FRONTS

Three 10'-0" high by 16'-0" long bronze insulated glass store fronts with bronze framing two sections with 3070 full glass doors with keyed locks, thresholds and closures as shown on drawings.

ROOF

Ceco Roof System with ribbed-type metal panels. 26 gauge Galvalume Steel with stainless steel cap fasteners with a 20-year manufacturer's warranty. Roof and wall panels are insulated with 3" thick fiberglass insulation with white vinyl backing. Roof slopes from left to right with Gutters, Down Spouts and Trim with 26 Gauge factory baked paint.

FLOORS

5' Concrete slab with 3000 psi reinforced with fibermesh

CEILING HEIGHT

16' to 18'6" Clear

SKY LIGHTS

4 roof mounted skylights with insulated trim strips

COLUMN SPACING

Clear Span (No Columns)

TRUCK DOORS

Two metal grade-level drive-in roll-up doors (12' x 14')
Two metal grade-level overhead doors (12' x 14')

POWER

Georgia Power Company MEAG

ELECTRICAL

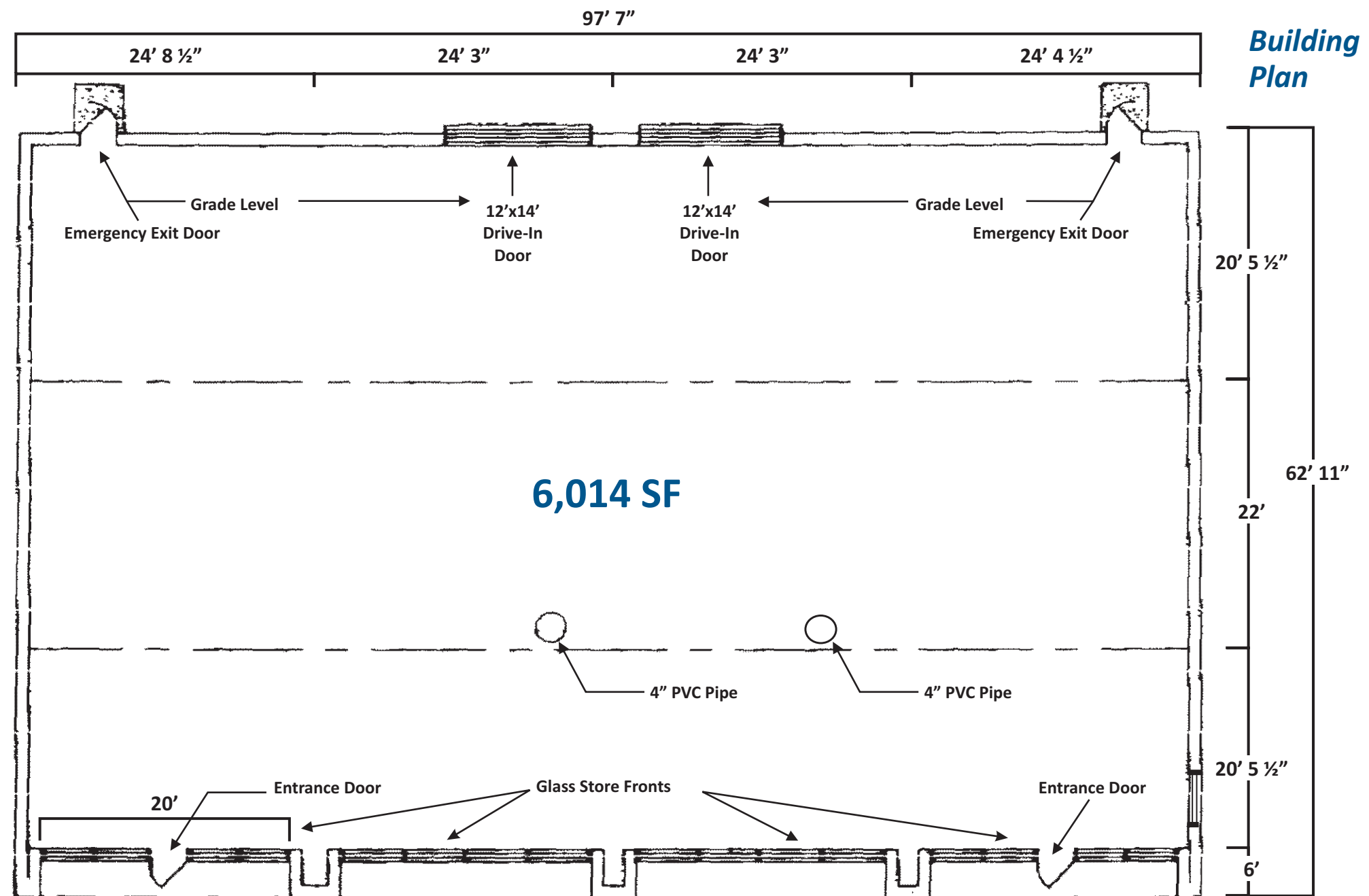
Currently not installed

LIGHTING

Currently not installed

PLUMBING

Installed rough plumbing with 5' stub out of slab for 2 restrooms.



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5200 LANGFORD ROAD BUSINESS CENTER

TEN (10) BUILDING BUSINESS PARK

NINE (9) COMPLETED



FOR SALE