



Sublease Available

4325 Hamilton Mill Rd

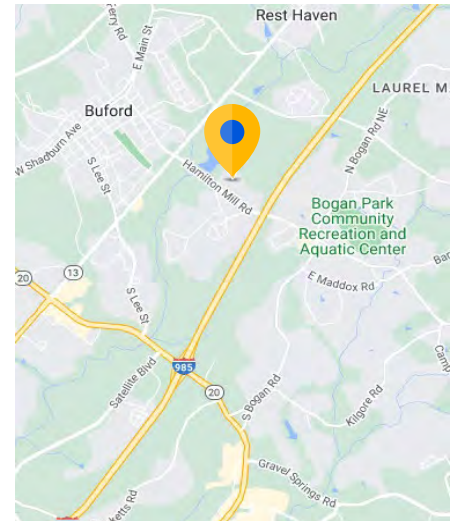
Buford, GA 30518

Overview

Building:	4325 Hamilton Mill Rd - Bldg D Buford, GA 30518
Premises:	100,000 - 214,715 SF
Office Space:	19,926 SF
Term:	Through 04/30/2026
Available:	July 1, 2024
Rental Rate:	Inquire for Rate
Building Class:	Class A Industrial Distribution
Loading:	40 Dock-High Doors 1 Drive-In Doors
Clear Height:	30'
Column Spacing:	54' x 46'

Space Specs

- Levelers and Seals on Most Doors
- ESFR Sprinklers
- 16 Trailer Parking Spaces
- Class A Office Finishes
- 200' Truck Court
- Tilt-Up Concrete Construction
- 250 Car Parking Spaces
- Forklift Charging Stations
- 8 "Big Ass Fans"
- Racking and Office Furniture Negotiable



For more information:



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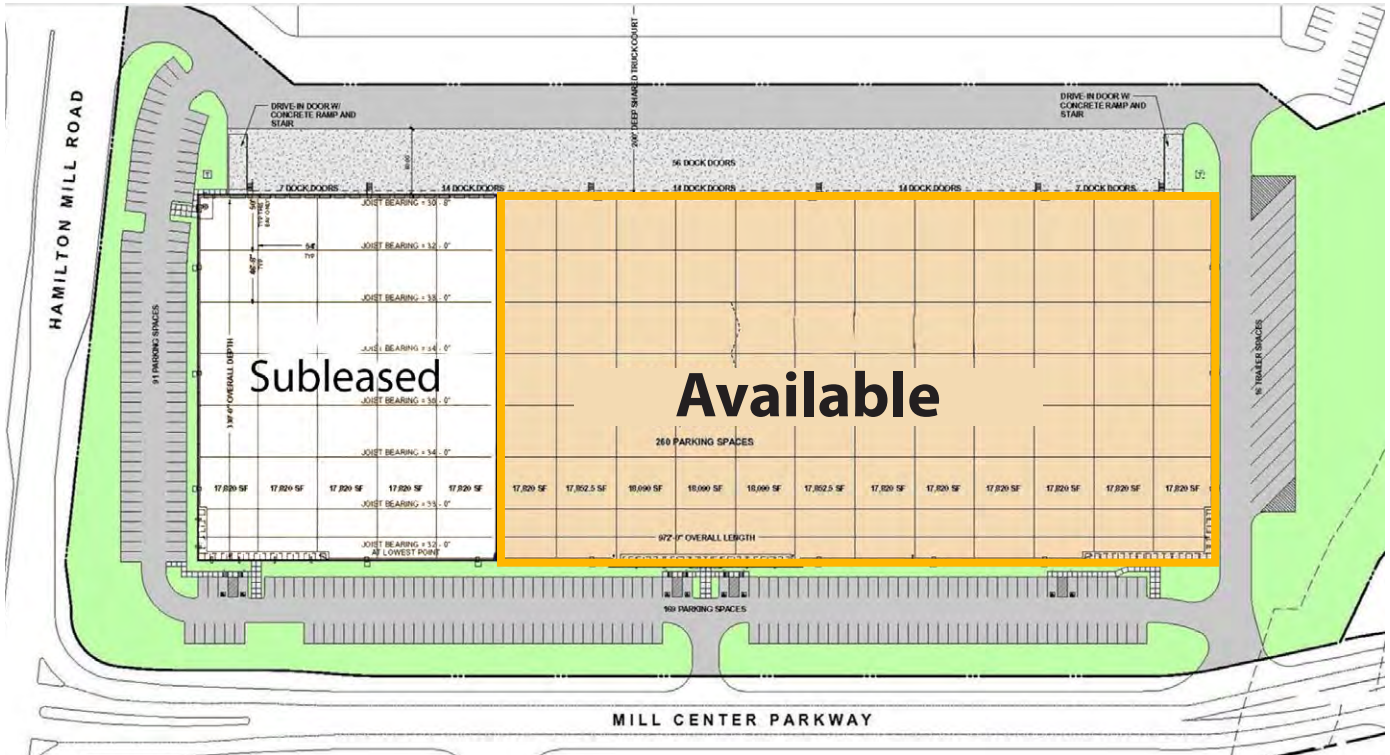
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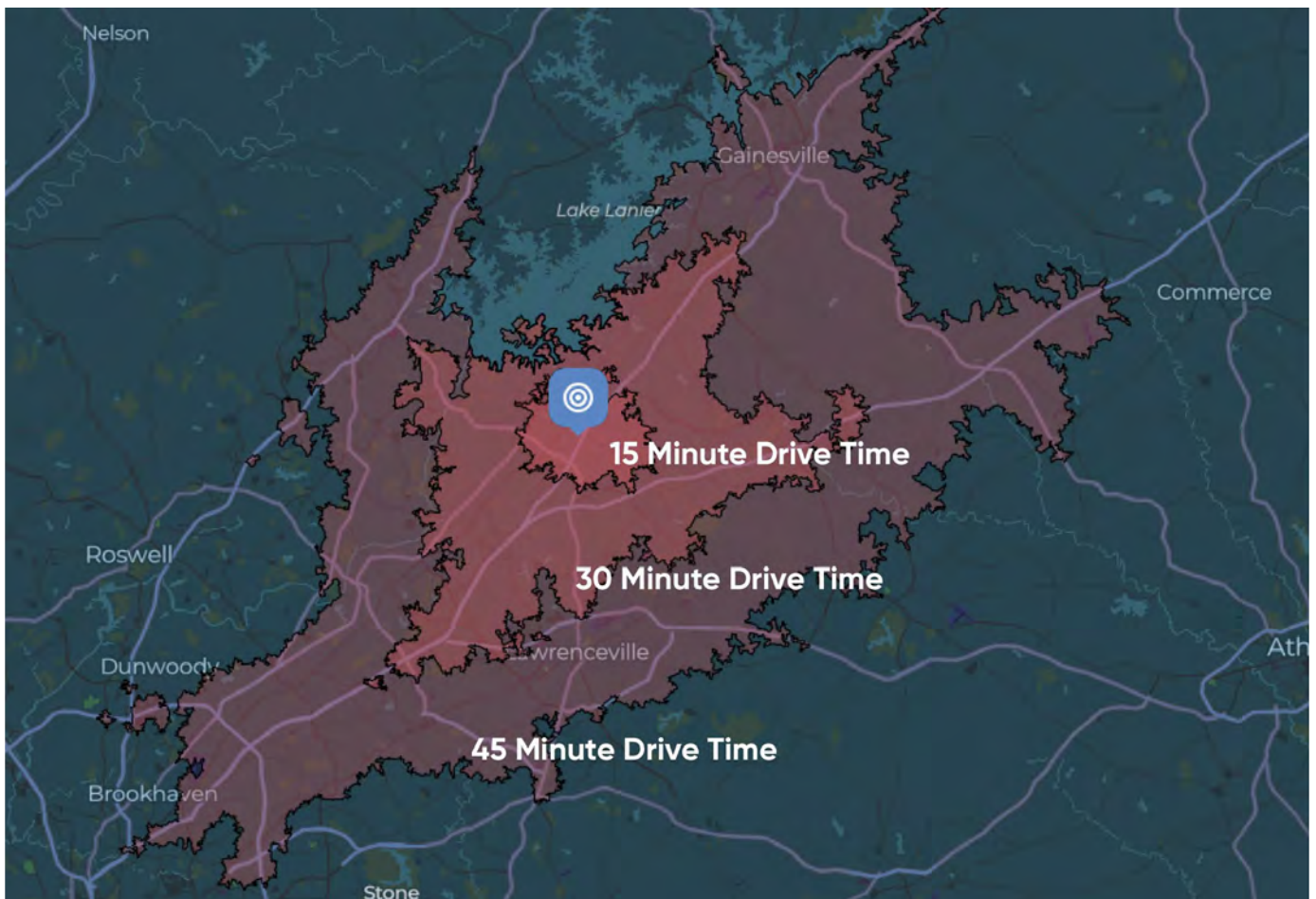
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Warehouse Labor Overview (Laborers and Freight, Stock and Material Movers, Hand)			
Drive Time	Within 15 Minutes	Within 30 Minutes	Within 45 Minutes
Average Wage Rate	\$17.16/hour	\$16.93/hour	\$17.88/hour
Labor Force	47,848	331,306	983,724
5 Year Population Growth	7.97%	7.78%	5.63%

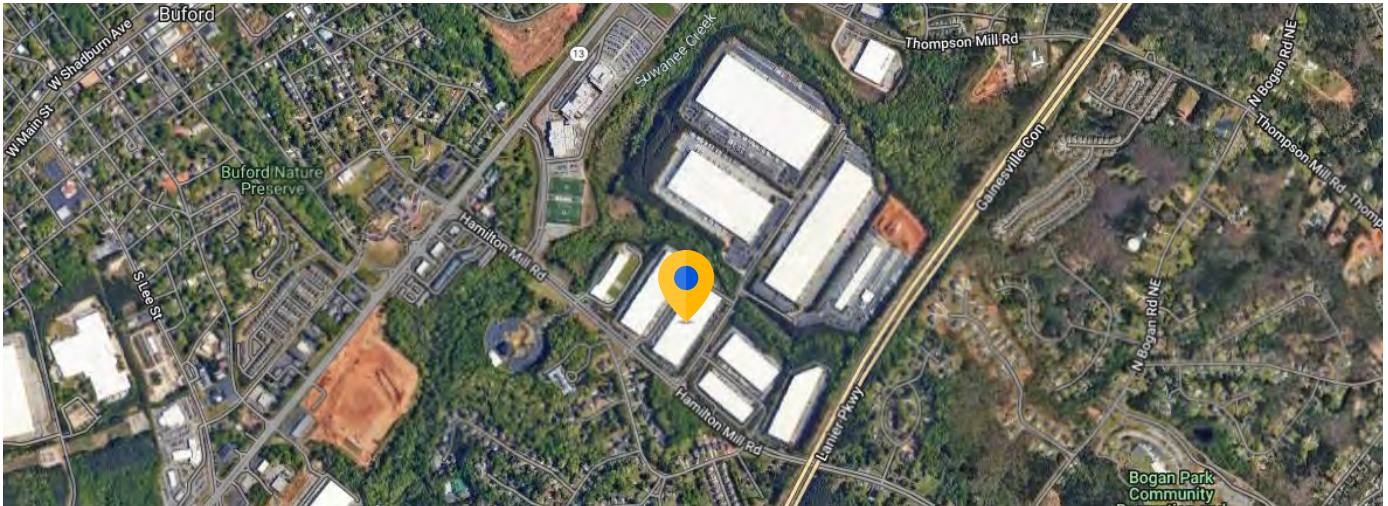


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