

FOR LEASE



154 INDUSTRIAL PARK CIRCLE, LAWRENCEVILLE, GA 30046
±91,596 SF INDUSTRIAL ON 4.17 ACRES
\$8.75 PSF/YR NNN \$1.85 PSF/YR TICAM



EXECUTIVE SUMMARY

154 Industrial Park Circle is a highly-functional industrial asset totaling ±91,596 SF close to **Hwy 316** in Lawrenceville, GA. Situated on ±4.17 acres within the heart of Gwinnett County's **premier industrial corridor**, the property is designed to support a versatile range of **manufacturing, logistics, and regional distribution** requirements.

Located within the Northeast Atlanta submarket—one of the Southeast's most critical logistics hubs—the property offers superior access to the broader Atlanta metro economy.

- **Regional Access:** Streamlined connectivity to major interstate arteries and transportation routes.
- **Established Ecosystem:** Proven environment for light manufacturing and distribution.
- **Labor Advantages:** Skilled labor pool and pro-business climate

Features:

- ±91,596 SF industrial facility w/7,656 SF office space
- Built 1973; Renovated 2026
 - New roof, freshly painted, parking resealed
- 18'–25' clear heights
- 7 dock-high doors
- 1 drive-in door
- 1,200-amp, 480V, 3-phase power
- Wet sprinkler system
- LM Zoning

This location is ideal for:

- Regional distribution users.
- Light manufacturing and assembly operations.
- Storage and equipment users.
- Contractors or service businesses needing yard/warehouse functionality.

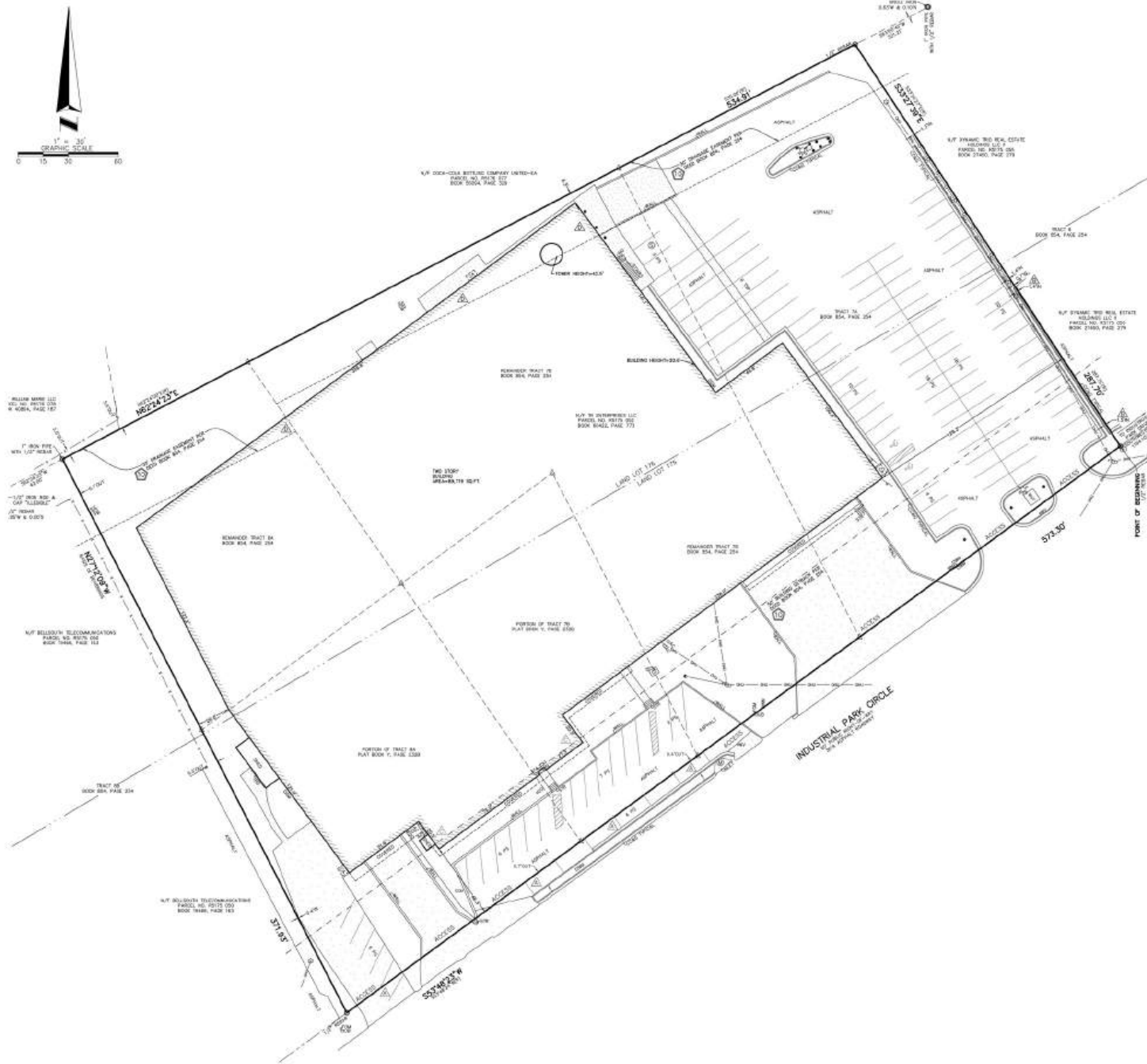
LANDLORD IS WILLING TO SUBDIVIDE



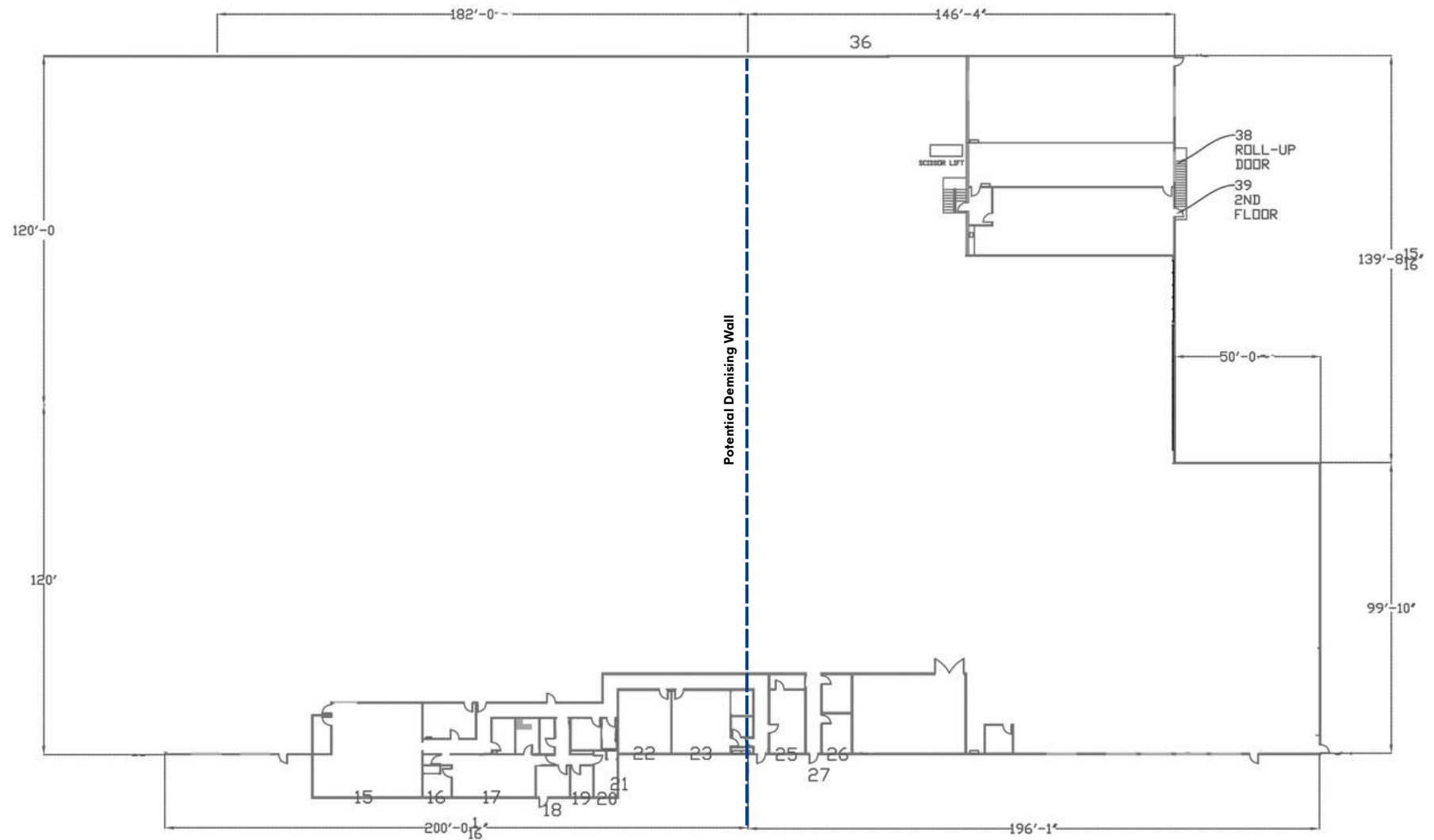
GALLERY



SITE PLAN



FLOORPLAN

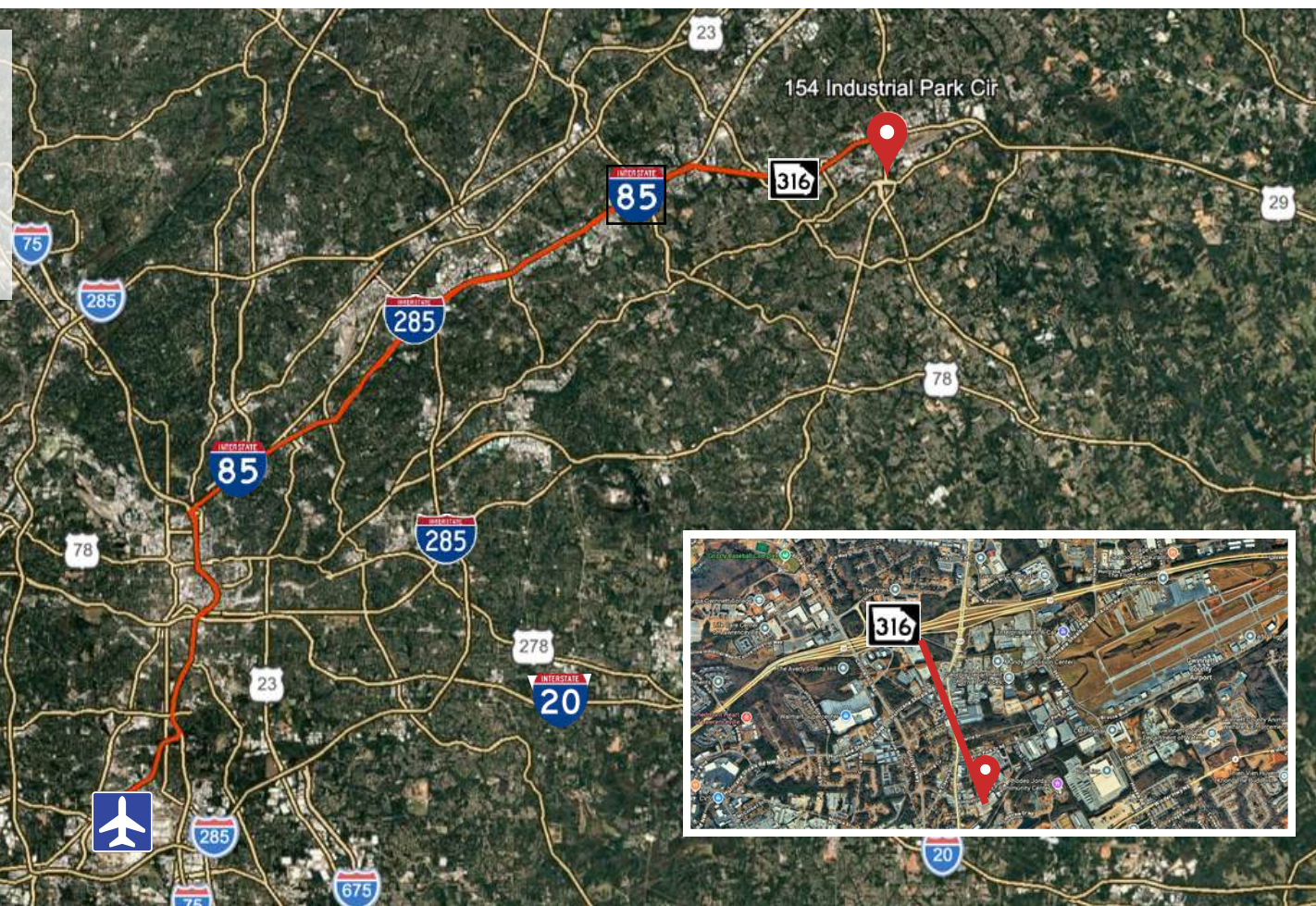


154 Industrial Park Circle is strategically positioned within Gwinnett County's established industrial corridor, offering efficient access to **I-85, I-285, and GA-316**, as well as the greater Atlanta distribution network. The property also provides convenient connectivity to **Hartsfield-Jackson International Airport and the Port of Savannah**, supporting regional and Southeast logistics operations.

The surrounding area features a diverse mix of industrial, retail, service, and employment centers, including **Coca-Cola Bottling Company, Publix Distribution Center, The Home Depot, United States Postal Service, Ricoh Electronics, Inc., and BioLab, Inc.** Numerous contractors, suppliers, retail amenities, medical offices, and residential communities nearby further support the property's workforce and day-to-day industrial operations.

Transportation/Logistics Access:

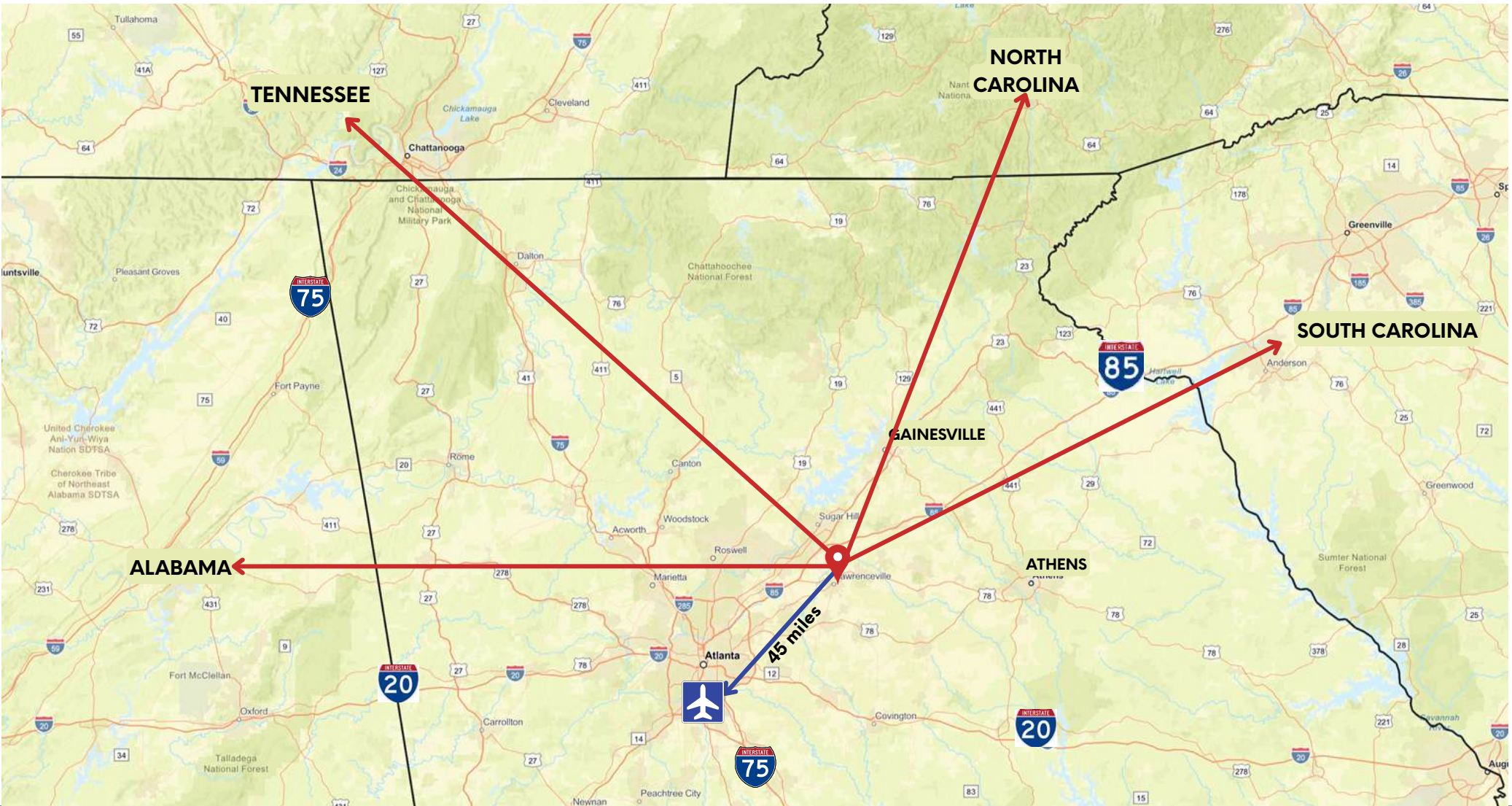
~1.15 miles to Route 316
~8 miles to I-85
~18 miles to I-285
~42 miles to Hartsfield Jackson International Airport



REGIONAL

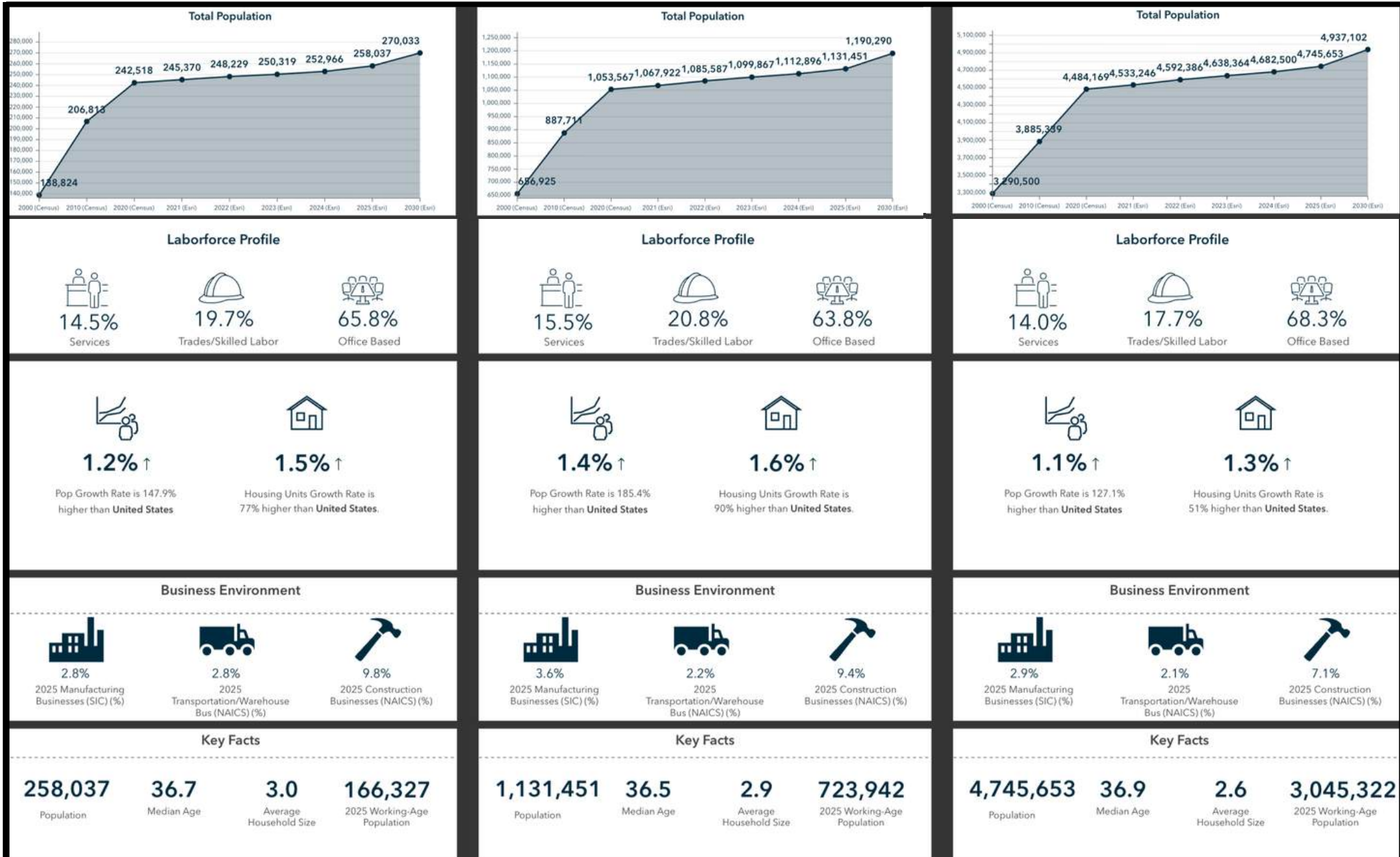
Regionally, Lawrenceville is strategically positioned within the Southeast's primary commerce corridor, allowing efficient truck access to major population centers across **Georgia, South Carolina, North Carolina, Tennessee, and Alabama**. It serves as the county seat for Gwinnett County and is a **pro-business growth market** with easy access to metro Atlanta.

The site is in close proximity to **Interstate 85**, a critical freight artery connecting Atlanta to Charlotte, Greenville-Spartanburg, and the Mid-Atlantic, as well as **Interstate 75 and Interstate 20** that provide additional reach to Chattanooga, Nashville, Birmingham, and the broader Sunbelt. Its connectivity to these major trade routes, combined with nearby access to **Hartsfield-Jackson International Airport** enables next-day distribution to a significant portion of the Southeastern U.S. population.



DEMOGRAPHICS

The property provides access to a **labor force exceeding 500,000** within a 30-minute drive, with approximately **20–25% employed in manufacturing, logistics, and construction sectors**. Gwinnett County's population of more than 1.1 million residents offers an additional base of working-age talent. Continued population and housing growth across the region reinforces long-term workforce availability and supports sustained industrial demand.



Operating in Georgia provides businesses with the strategic advantage of being in the "**Top State for Business**," a title the state has held for 12 consecutive years. To support incoming and expanding industrial tenants, a variety of robust local and state-level incentives are available.

Gwinnett County offers a highly competitive environment for business expansion and relocation. It provides a broad spectrum of local fee reductions, state-level tax credits, strategic geographic incentives, and benefits from Georgia's highly favorable corporate tax structure.

Child Care Tax Credit

- 100% credit on construction/purchase (10% annually over 10 years)
- 75% credit on employer-sponsored childcare costs
- Unused credits carry forward 3 years

PPE Production Tax Credit

- \$1,250 per job annually for 5 years for PPE manufacturing expansion

Digital Entertainment Tax Credit

- 20% base credit on \$250K+ qualified spend
- +10% bonus for Georgia branding inclusion

Premium Tax Credit

- Credit against insurance premium tax based on new job creation

High-Paying Job (Quality Jobs) Credit

- For jobs paying ≥110% of county average wage

Research & Development Tax Credit

- Available for qualified in-state R&D activities

Investment Tax Credit

- Up to 3% credit on qualified investment
- Applies to manufacturing & telecom (min. \$100K investment)

Retraining Tax Credit

- Offsets costs of training employees on new technology/equipment

Job Tax Credit

- \$1,750 per new job (minimum 15 jobs)
- Can offset up to 50% of income tax liability

Opportunity Zones (State & Federal)

- Use excess credits to offset payroll withholding
- Federal program offers capital gains tax deferral

Mega Project Tax Credit

- \$5,250 per job annually for 5 years
- Requires 1,800+ jobs and major capital investment

Tax Allocation Districts (TADs)

- Supports redevelopment in targeted areas
- Covers costs like land, infrastructure, and site prep
- Typically capped at ~15% of project cost

Port Tax Credit

- Additional \$1,250 per job for increased port activity
- Stacks with Job Tax Credit

Sales & Use Tax Exemptions

- Available for manufacturers, data centers, and distribution users

Please confirm availability with PartnershipGwinnett.com

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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