



Building 4 / 625 Old Norcross Road

This 179,000 square foot brick, multi-tenant building is located in Phase I of Gwinnett 316, a prestigious new business park environment for corporations, technological firms and industrial/distribution companies.

Strategically located in the path of Atlanta's expanding northeast corridor, Gwinnett 316 offers prime location, a skilled and diverse workforce, on-site rail transportation, and an unmatched quality of life in one of the nation's fastest-growing counties. All just minutes from Atlanta's extraordinary interstate system. And all at a very, very competitive price.

Building 4 features:

- 179,000 square feet.
- Increments of 8,000 square feet.
- 24' clear ceiling height.
- Quality brick construction..
- Fully sprinklered
- Front loading docks
- Rail served
- Column spacing 40' x 40'

Gwinnett 316 features:

- 424 acres.
- All underground utilities.
- Rail available. Served by CSX.
- Beautifully landscaped business setting, with full-time grounds maintenance.
- High-pressure water mains.
- Protective covenants insure controlled, park like environment.
- Five minutes from north/south I-85.
- Gwinnett County Airport, serving corporate jets, just 4 miles away.
- Close to excellent housing, shopping, social and cultural amenities.
- Located midway between the University of Georgia and Atlanta's 20 colleges and universities.

Gwinnett 316 is a prestige development of Atlanta-based RACO General Contractors, Inc. Since 1952, RACO has constructed over 60 million square feet of Atlanta's finest industrial and commercial facilities.

Contact

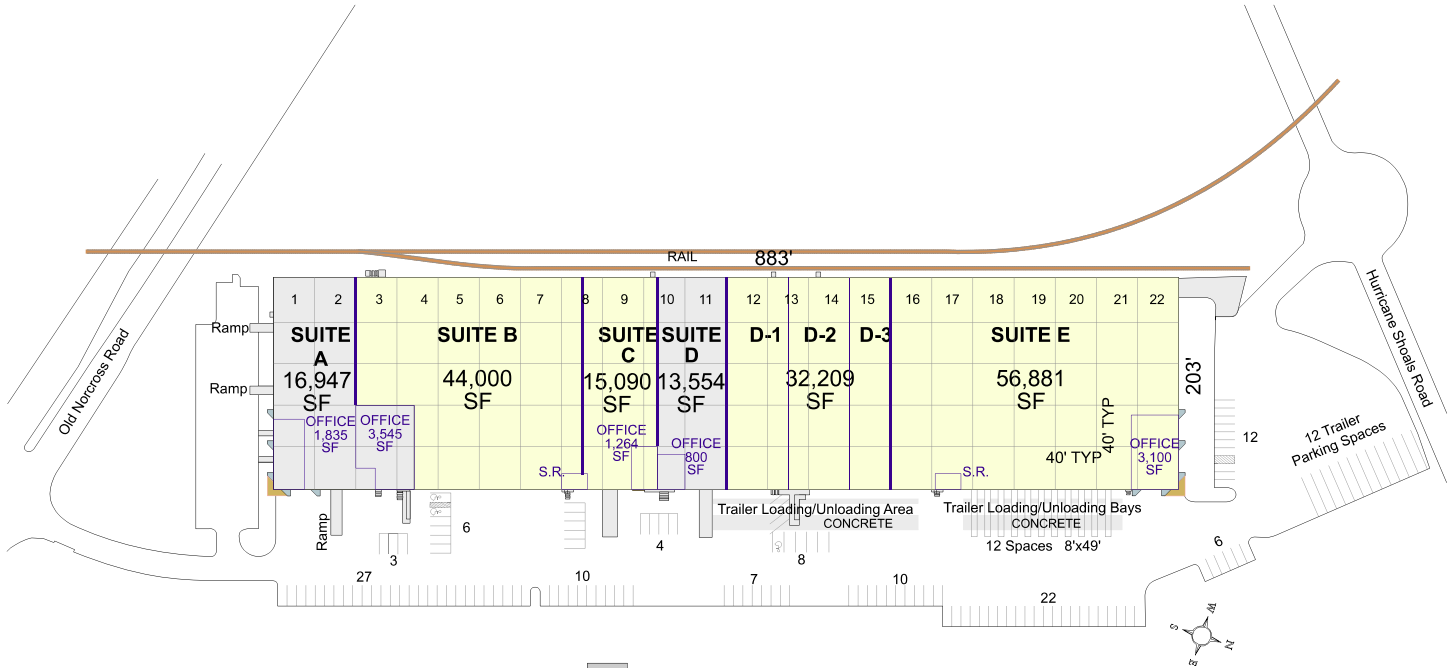
*Alan Kuniansky Kevin Cleveland
Nancy James*

RACO

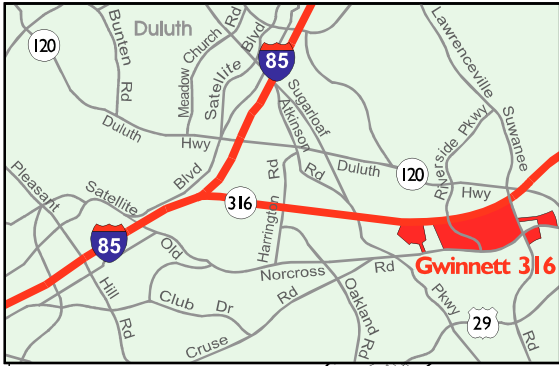
A Development of

**RACO
GENERAL
CONTRACTORS
INC.**

404 / 873-3567



Occupied Space
 Available Space



| | |
|----------------|----------------------|
| Suite | <input type="text"/> |
| Square Feet | <input type="text"/> |
| Office SF | <input type="text"/> |
| Dock Doors | <input type="text"/> |
| Occupancy Date | <input type="text"/> |
| Quoted Rate | <input type="text"/> |

