



Rare Flex
Opportunity
in Technology
Park of Johns
Creek



40,000 SF FLEX / LIGHT MANUFACTURING

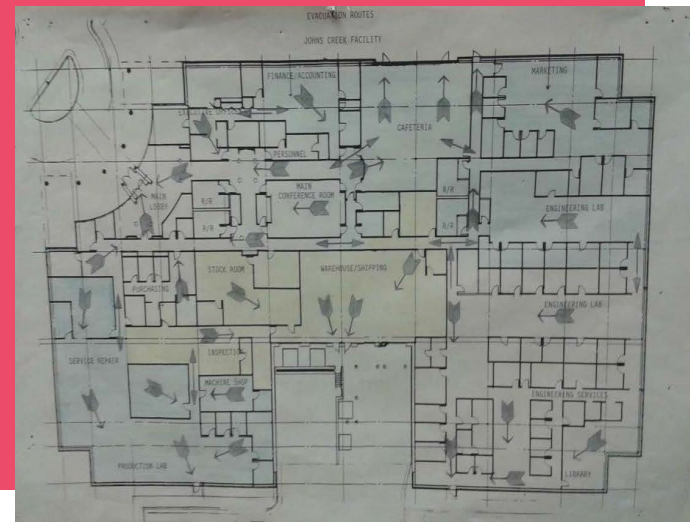
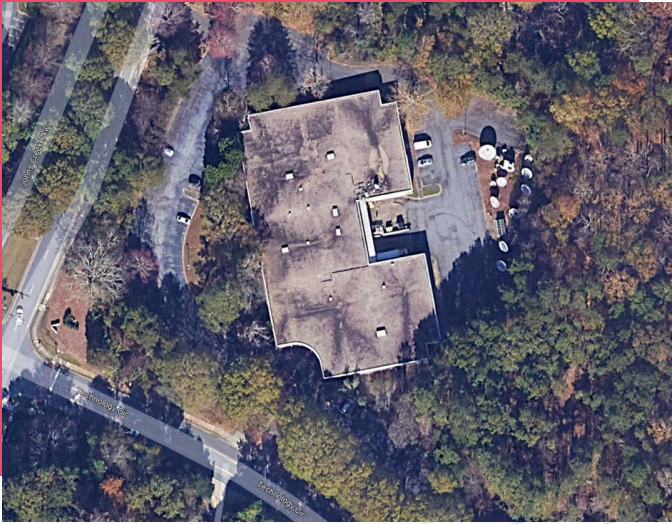
11350 TECHNOLOGY CIRCLE

JOHNS CREEK, GA 30097

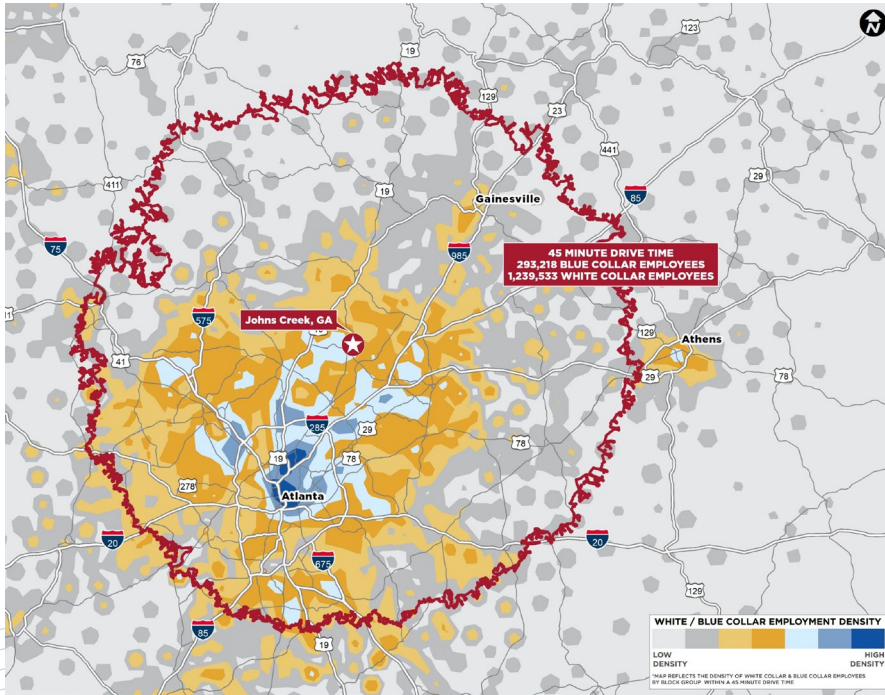
AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Unique In-Fill Asset
- Single or Multi-Tenant Flex / Light Industrial
- Built in 1986
- +155 Auto Spaces
- Office Space can be reduced
- 18' Warehouse Clear Height
- Rear Load with 2 Dock High Doors and 2 Drive In Doors
- Wet Sprinkler System



ABUNDANCE OF LABOR...



- In October 2021, Johns Creek adopted the Town Center Vision and Plan to redevelop Technology Park into a “live-work-play” destination over a phased 20-year period.
- Technology Park is surrounded by numerous dining, shopping and lodging opportunities, along with greenspace, lakes and walking trails, as well as the City of Johns Creek city hall.

- 11350 Technology Circle is located within Technology Park of Johns Creek, developed in the mid-1980’s as a suburban work, shop and live office park.
- Technology Park is situated in the central northernmost section of Johns Creek and is bounded to the north by Forsyth County, to the west by the city of Johns Creek, to the south by Abbotts Bridge and Bell Roads, and to the east by the Shakerag Community Area.

...AND LOADS OF AMENITIES



Key Distances

Peachtree Industrial Blvd (via Abbotts Bridge)	3 Miles
Georgia 400	8 Miles
Interstate 85	10 Miles
Interstate 285	13 Miles
Hartsfield-Jackson International Airport	43 Miles



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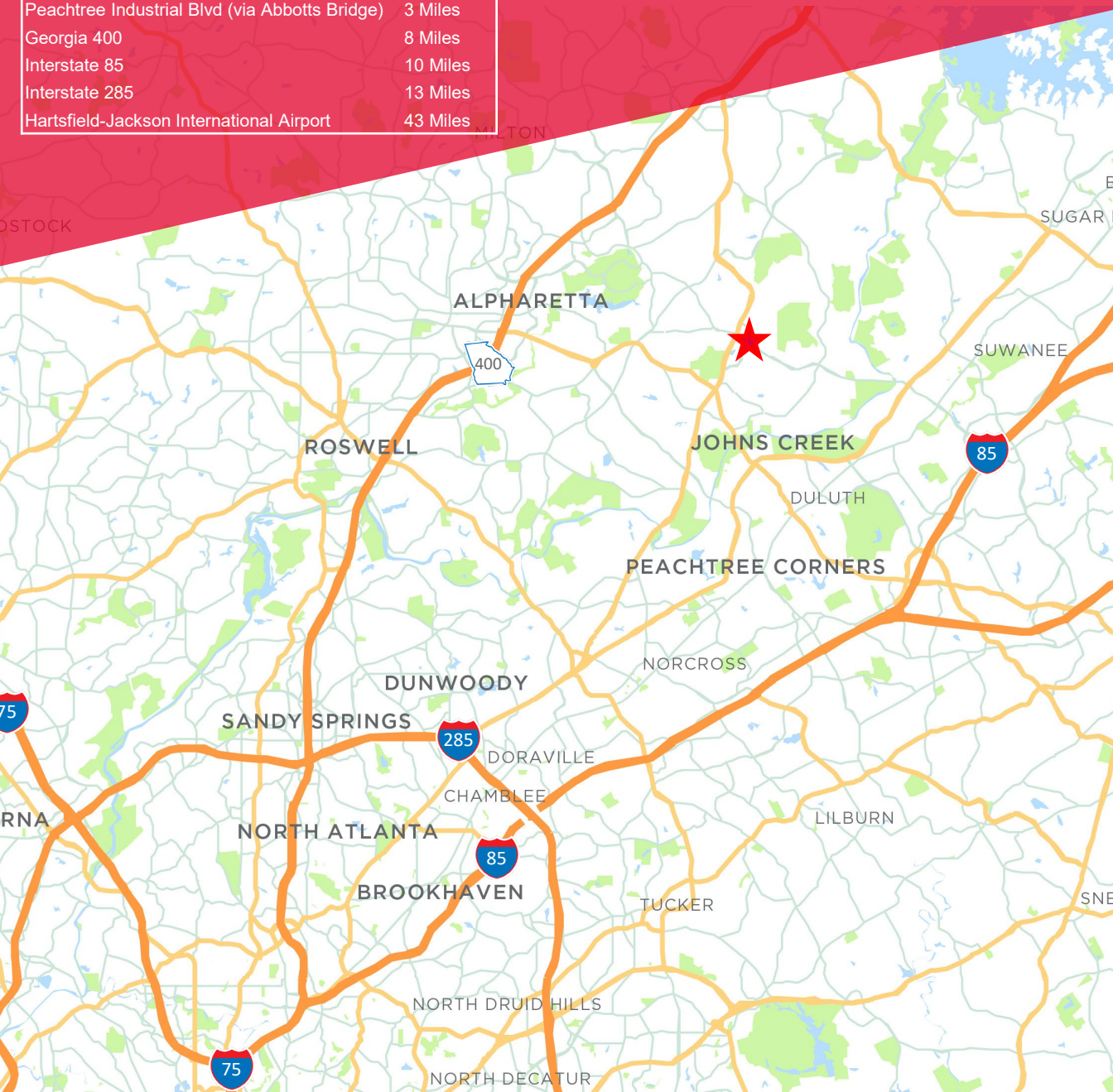
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