

2825 & 2855 Rolling Pin Lane Suwanee, GA 30024

**TWO BUILDING OFFICE CAMPUS
TOTALING 55,000 SF FOR SALE W/
EXCESS LAND IN PRIME SUWANEE
LOCATION - IDEAL CORP HQ**



MAIN BUILDING FEATURES: 2855 ROLLING PIN LANE

- Two-Story Office Building totaling 50,773 SF
- Prominent Monument Signage w/ Road Frontage on Horizon Dr.
- Many above standard finishes throughout
- Open/Functional Floor Plates with a Mixture of Private Offices, Open Work Areas and Training Rooms
- Recently Renovated
- Built in 1999
- Sits on 9.5 acres
- 385 free Surface Spaces are available; Ratio of 7/1,000 SF
- Extensive landscaping in lush park setting
- Motivated Ownership

**JEFF HENSON
404.926.1643
Jhenson@lpc.com**

3405 Piedmont Rd NE
Suite 450
Atlanta, GA 30345
404.266.7600
www.lpcsoutheast.com

**LINCOLN
PROPERTY
COMPANY**

SECOND BUILDING FEATURES: 2825 ROLLING PIN LANE

- Single-Story Office Building totaling 5,128 SF
- Prominent Monument Signage w/ Road Frontage on Horizon Dr.
- Full Commercial Kitchen in a portion of the building
- Many above standard finishes throughout
- Recently Renovated
- Built in 1999
- Sits on 9.5 acres
- 385 free Surfaces Spaces are available; Ratio of 7/1,000 SF
- Motivated Ownership



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AREA AMENITIES:

- Located less than 1 mile from I-85
- Highly educated and well diverse workforce
- Market Leading Egress and Ingress to I-85 with multiple points of access to and from the project
- A short drive to first class retail and dining options off Sugarloaf Parkway, including the Sugarloaf Mills Mall comprised of 1.1 million square feet of shopping, dining, etc.
- Many Quality Residential Communities Nearby



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Close proximity to restaurants and shopping in the immediate area.



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