

# NEW BOYD BUSINESS PARK

JOHNS CREEK TECHNOLOGY PARK - ATLANTA, GA

48,250 SQ.FT

Target Delivery Q2 2025

 PDF



**5.5-ACRE DEVELOPMENT**

**48,250 SQ.FT.**

**8 UNITS FOR LEASE**



**NEW CONSTRUCTION**

**48,250 SQ.FT.**

**CLASS A MULTI-TENANT  
OFFICE/WAREHOUSE FLEX**

New Boyd Business Park is Zember's first master-planned development. It is strategically located in the Johns Creek Technology Park, adjacent to St. Marlo Country Club, the Johns Creek city center, and the future Medley mixed-use development. The park has convenient access to McGinnis Ferry Road, Medlock Bridge Road, GA400, and I-85.

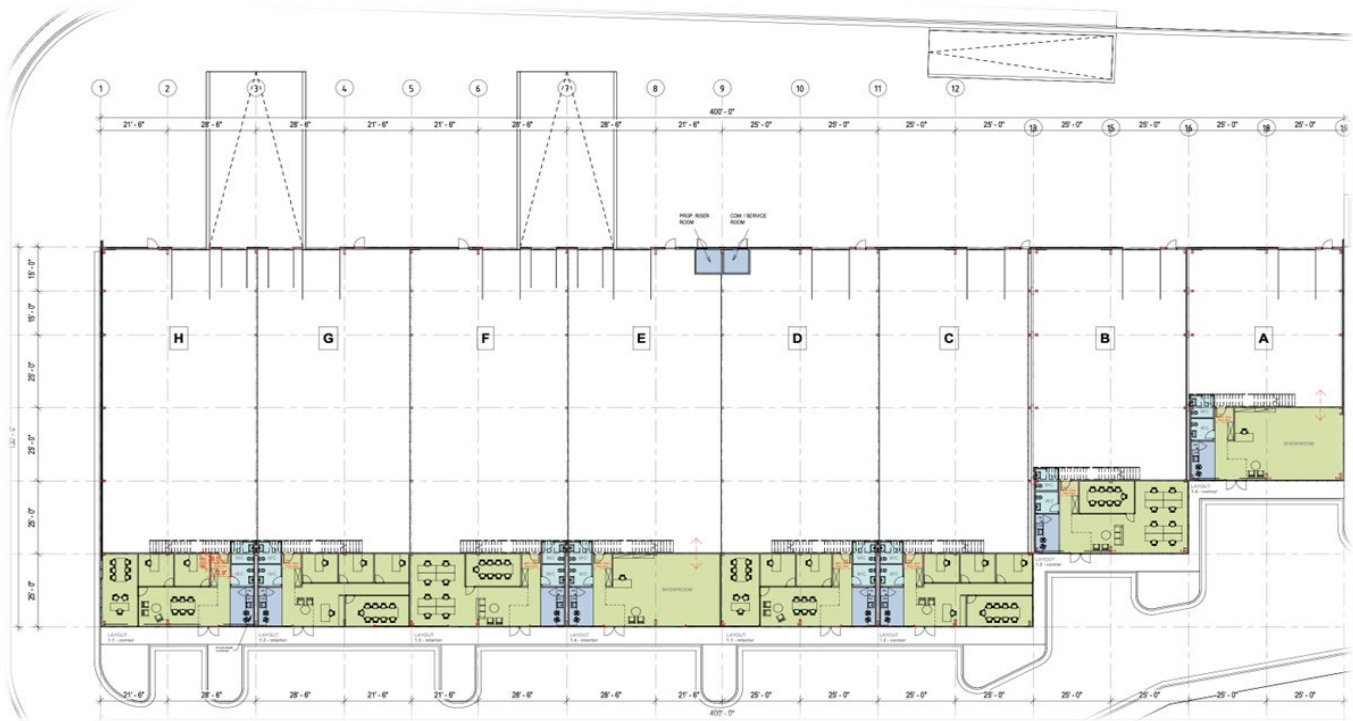
New Boyd Business Park currently has 8 single flex units, each with a 1,250 SQ.FT. bonus mezzanine.

For leasing information contact:

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[www.zembergroup.com](http://www.zembergroup.com)





PROPERTY FEATURES		UNIT DETAILS
Building Type:	Rear-Load	8 Units (4,000 sq.ft. to 6,500 sq. ft.) available for lease with built-to-suit office / showroom floor layouts.
Building Size:	48,250 Square Feet	
Dimensions:	400' W x 130' D	<b>Warehouse</b>
Number of Units:	8	
Space per Unit:	4,000 sq.ft. to 6,500 sq. ft	<ul style="list-style-type: none"> <li>• 50' wide bays</li> <li>• 24'-27' clear ceiling heights</li> <li>• ADA-accessible restroom</li> <li>• Dedicated 12'x14' drive-in doors</li> <li>• Optional loading dock (available in units E, F, G, H)</li> <li>• Heated (Natural Gas) &amp; Ventilated warehouse</li> <li>• Climate Controlled Warehouse / RTUs (optional)</li> <li>• Polished concrete floors</li> </ul>
Construction:	Prefabricated Metal Building with 5" Mineral Wool Insulated Panels	<b>Office/Showroom</b>
Ceiling Height:	24-27' to Bar Joist Column	
Column Spacing:	50' W x 105' D	<ul style="list-style-type: none"> <li>• Fully-equipped kitchen (refrigerator, dishwasher, and microwave)</li> <li>• ADA-accessible restroom</li> <li>• Climate-controlled</li> <li>• 10' store-front glazing</li> <li>• Dedicated, high double-door office entrance</li> <li>• Polished concrete floors</li> <li>• 4 potential floor layout options available</li> </ul>
Dock-High Doors:	4 (8' x 10') Doors/Ramped	<b>Flexible Space</b>
Drive-In Doors:	8 (12' x 14') Doors/Grade-level	
Loading Docks:	1 (15' x 55') Concrete Ramp	<ul style="list-style-type: none"> <li>• Bonus 1,250 sq.ft. mezzanine</li> <li>• Polished concrete floors</li> <li>• 12' clear ceiling heights</li> <li>• 5' wall-to-wall glazing</li> <li>• Optional climate-control</li> <li>• Fully-closed, fully-open, or partially-closed/opened layouts available</li> <li>• Suitable for office or light warehouse usage</li> </ul>
Car Parking:	74 Total Spaces (including 3 ADA parking spaces)	
Truck Court:	95' Deep Truck Court with 55' Concrete Apron	
Sprinkler:	ESFR System	
Landscaping:	2.4 acres (44%)	
Security:	Site Lighting, Security Cameras	

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**LEASING DETAILS**

Please contact us for pricing & contract terms.

UNIT	TYPE	OFFICE (SQ.FT)	WAREHOUSE (SQ.FT)	TOTAL (SQ.FT)	BONUS (SQ.FT)*
A	Corner	1,250	2,750	4,000	1,250
B	Corner	1,250	4,000	5,250	1,250
C	Corner	1,250	5,250	6,500	1,250
D	Interior	1,250	5,250	6,500	1,250
E	Interior	1,250	5,250	6,500	1,250
F	Interior	1,250	5,250	6,500	1,250
G	Interior	1,250	5,250	6,500	1,250
H	Corner	1,250	5,250	6,500	1,250

\*Bonus mezzanine square footage is not subject to additional rent.

**BUILD-TO SUIT OFFICE/SHOWROOM LAYOUT OPTIONS**



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