NEW BOYD BUSINESS PARK

JOHNS CREEK TECHNOLOGY PARK – ATLANTA, GA

5.5-ACRE DEVELOPMENT **58,250 SQ.FT.** **8 TOTAL UNITS**

NEW CONSTRUCTION READY FOR OCCUPANCY

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 Medley mixed-use development. The park has convenient access to McGinnis Ferry Road, Medlock Bridge Road, GA-400, and I-85.

New Boyd Business Park has 8 industrial flex units, each with a 1,250 SQ.FT. bonus mezzanine, and offering varying unit sizes to accommodate a wide array of uses.

For leasing information contact:

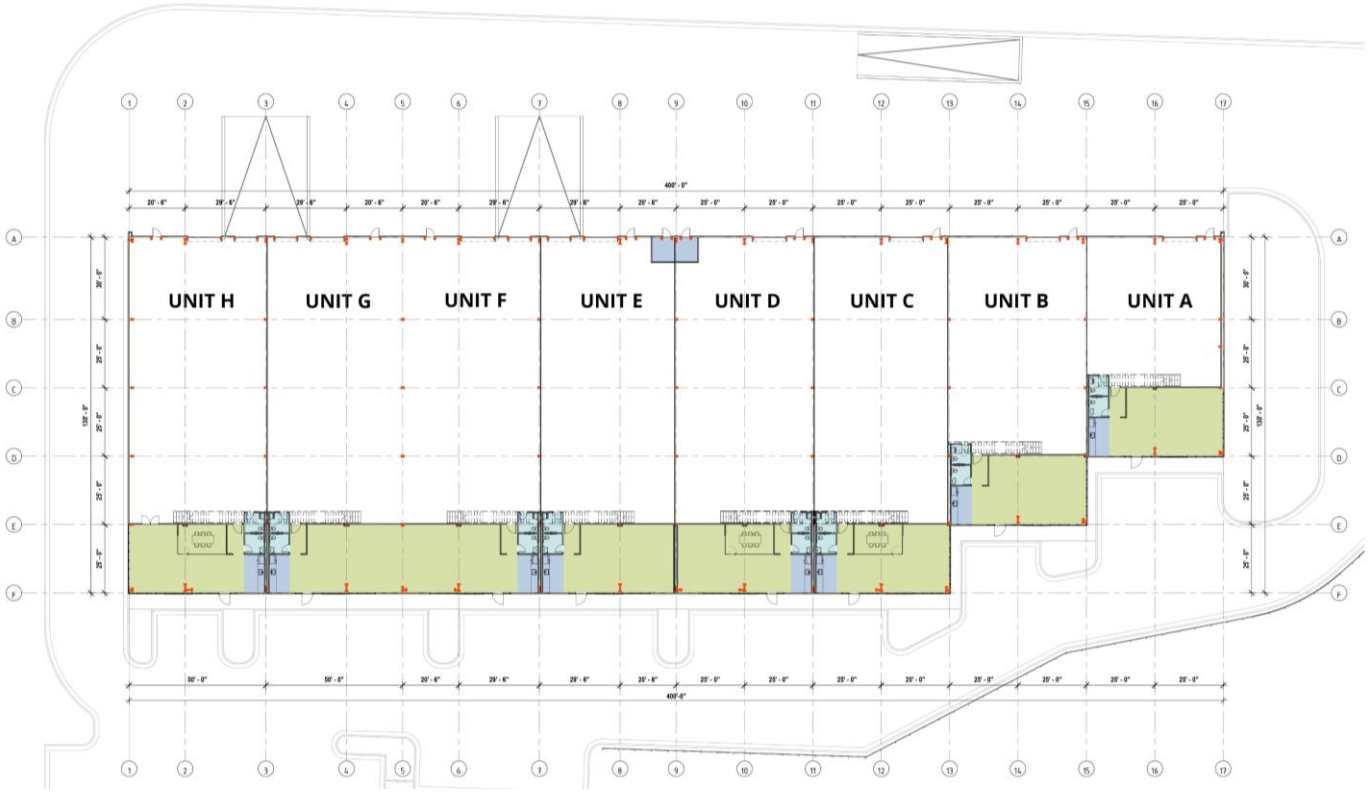
David Brening
lease@zembergroup.com
+1 678 925 2509

www.zembergroup.com

ZEMBER

NEW BOYD BUSINESS PARK

7625 NEW BOYD ROAD
JOHNS CREEK, GA 30024



PROPERTY FEATURES	
Building Type:	Rear-Load
Building Size:	58,250 Square Feet
Number of Units:	8
Space per Unit:	4,000 sq.ft - 6,500 sq. ft, with ability to combine certain units
Construction:	Prefabricated Metal Building with 5″ Mineral Wool Insulated Panels
Zoning:	M-1, Industrial District (Forsyth County)
Ceiling Height:	24'-27'
Column Spacing:	50' W x 105' D
Dock-High Doors:	4 (8' x 10') With Dock Levelers
Drive-In Doors:	8 (12' x 14') Doors/Grade-level
Loading Docks:	1 (15' x 55') Concrete Ramp
Car Parking:	74 Total Spaces (including 3 ADA parking spaces)
Truck Court:	95' Deep Truck Court
Sprinkler:	ESFR System
Landscaping:	2.4 acres (44%)
Security:	Site Lighting, Security Cameras

UNIT DETAILS

8 Units (4,000 sq.ft. to 6,500 sq. ft.) available for lease with built-to-suit office / showroom floor layouts.

Warehouse
- 50' wide bays
- 24'-27' ceiling heights
- ADA-accessible restroom
- Dedicated 12'x14' drive-in doors for every unit
- Loading dock available in units E, F, G, H
- Heated (Natural Gas) & Ventilated warehouse
- Optional Fully Climate Controlled Warehouse
- Polished concrete floors

Office/Showroom
- Fully-equipped kitchen (refrigerator, dishwasher, sink, cabinets and countertops)
- ADA-accessible restroom
- Climate-controlled
- 10' store-front glazing & roller shades
- Dedicated, high door office entrance
- Polished concrete floors
- 4 potential floor layout options available

Flexible Mezzanine Space
- Bonus 1,250 sq.ft. mezzanine in every unit
- Polished concrete floors
- 12' clear ceiling heights in mezzanine
- 5' wall-to-wall glazing & roller shades
- Optional climate-control
- Fully-closed, fully-open, or partially-closed/opened layouts available

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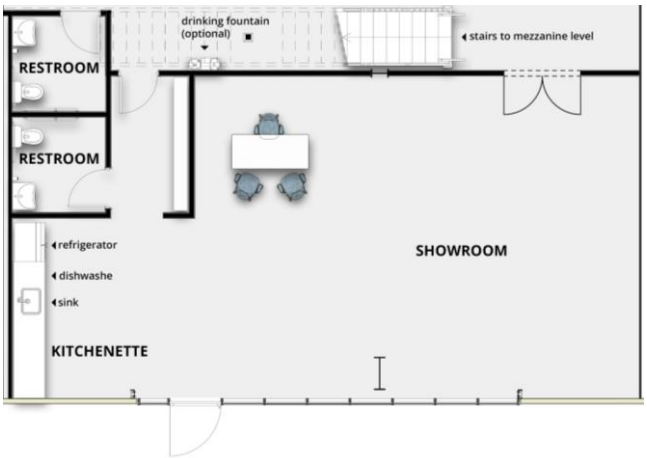
LEASING DETAILS

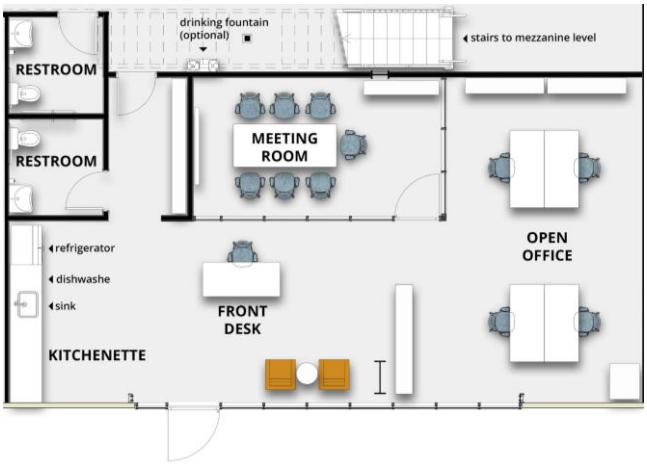
Please contact us for pricing & contract terms.

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

** Bonus mezzanine square footage is not subject to additional rent*
*** Units F and G can be leased as one unit allowing for 13,000 sf of ground floor space*

BUILD-TO SUIT OFFICE/SHOWROOM LAYOUT OPTIONS





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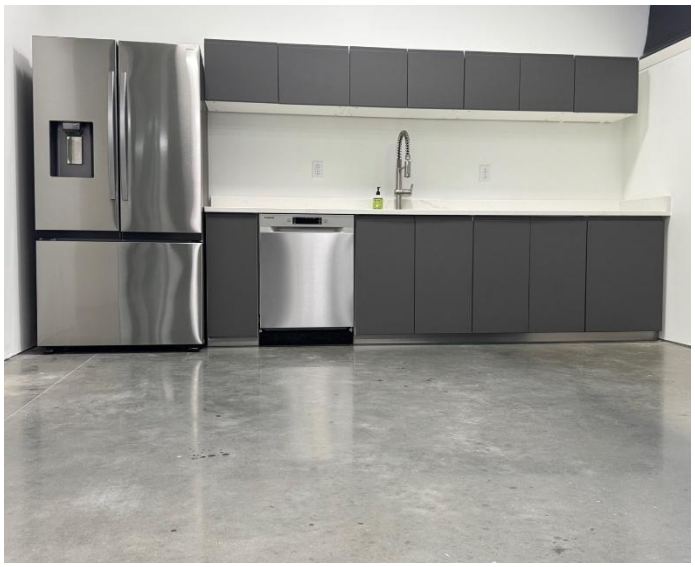
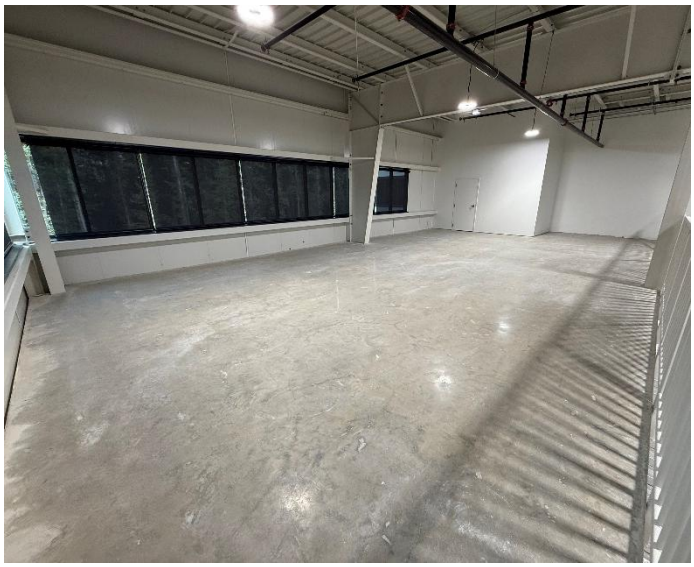
New Boyd Entrance and Signage



Kitchen with Stainless Steel Appliances



Typical Mezzanine Level

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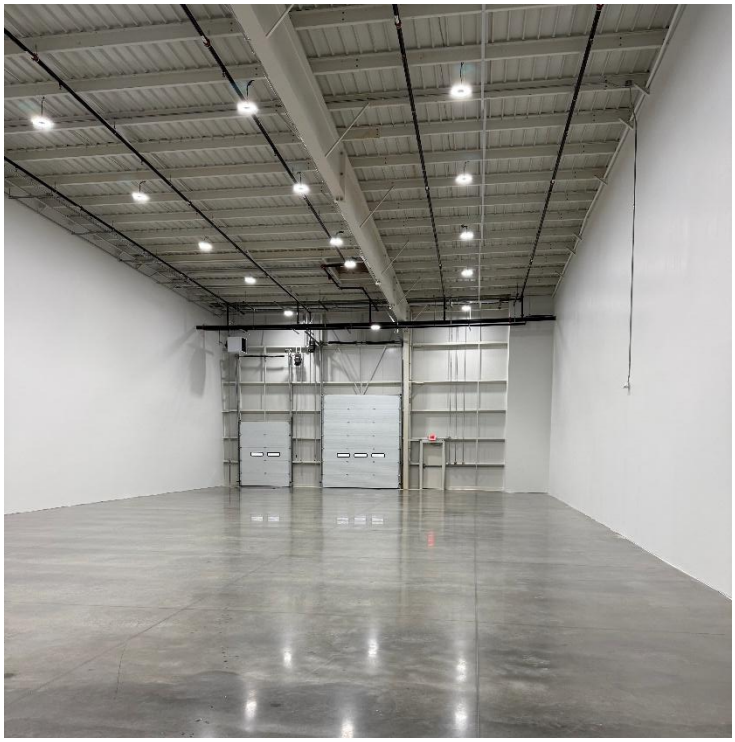
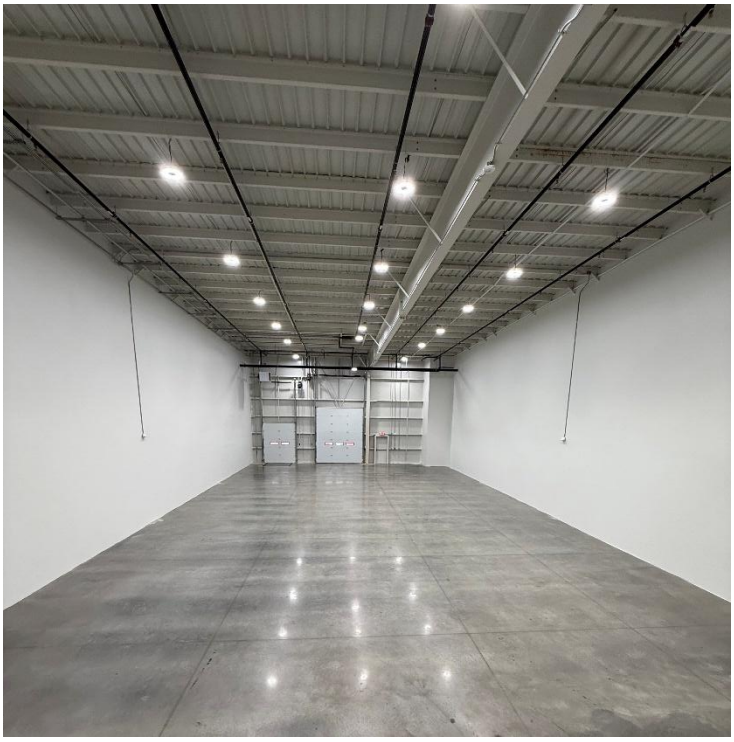
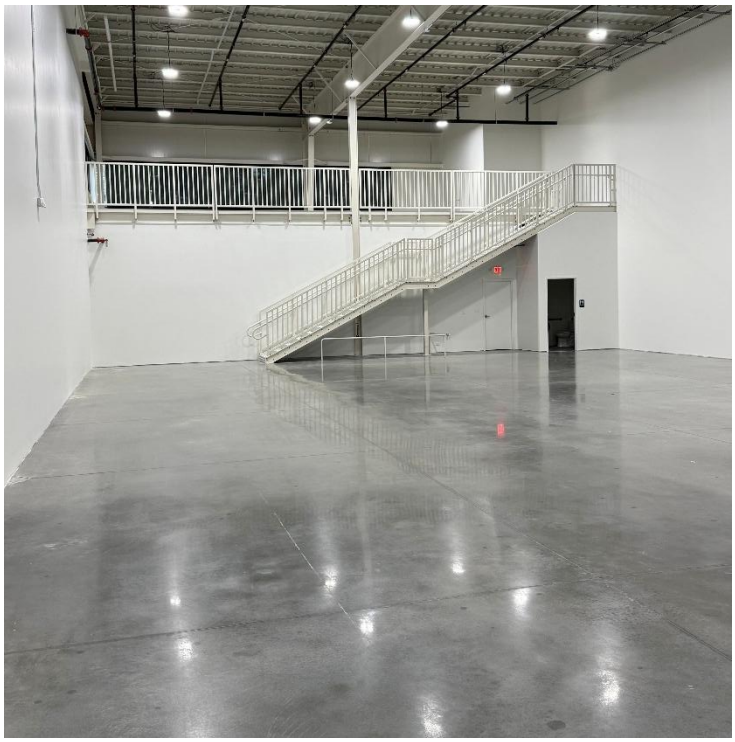


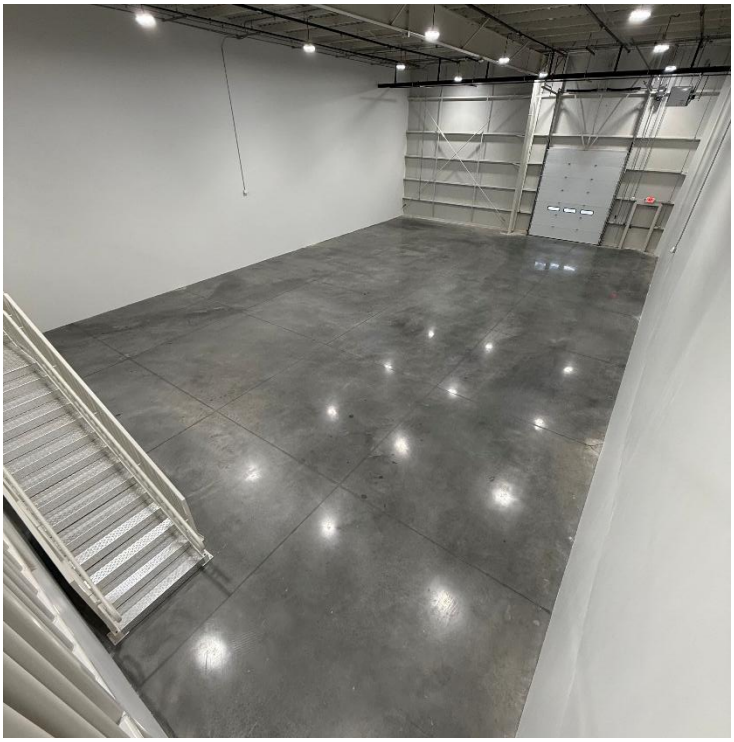
Warehouse with Drive-In and Loading Dock Door



Typical Warehouse with LED Lighting



Mezzanine View from Warehouse



Warehouse with Drive-In Door

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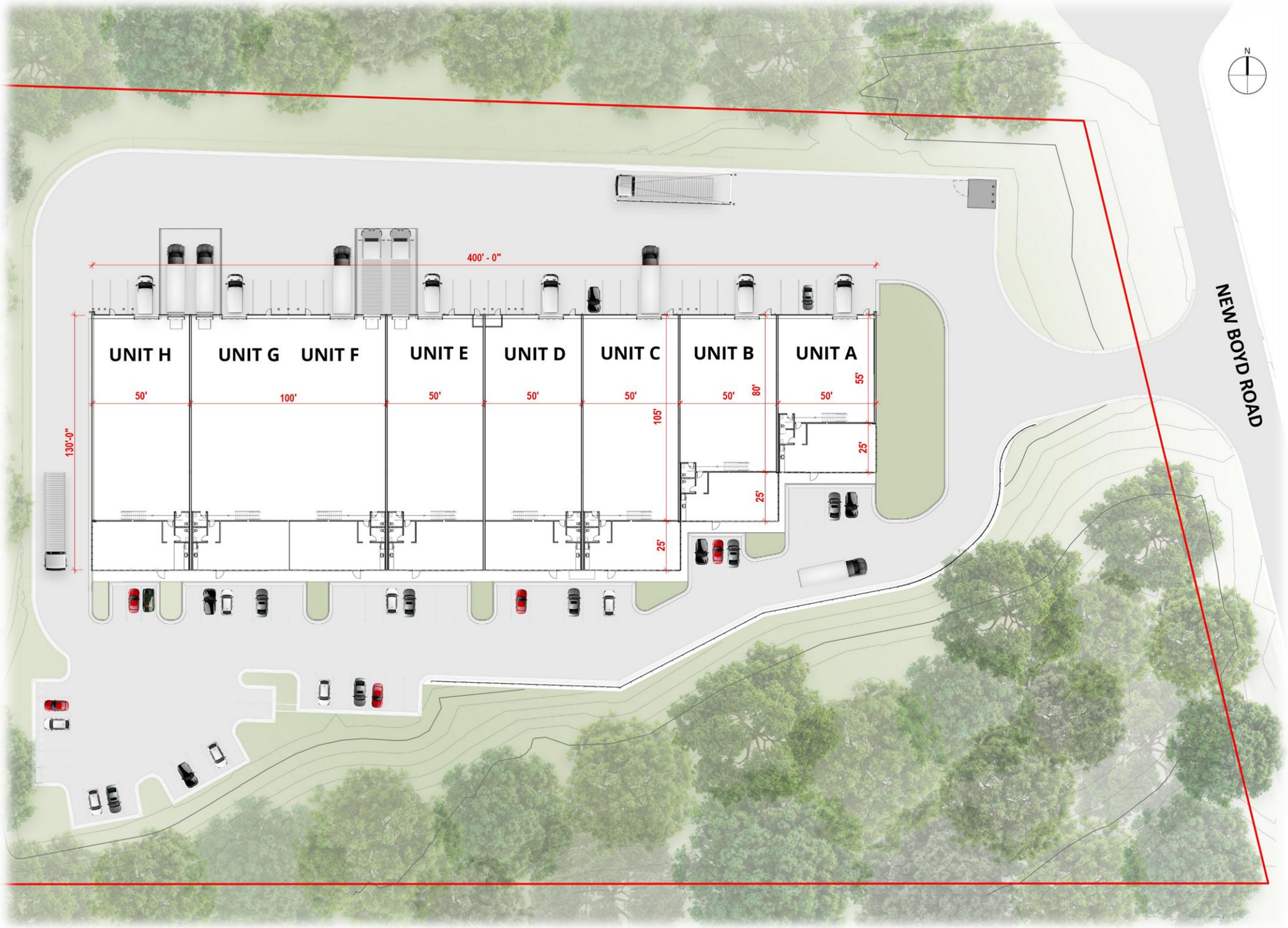
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NEW BOYD ROAD
400' - 0"
130'-0"
UNIT H
UNIT G
UNIT F
UNIT E
UNIT D
UNIT C
UNIT B
UNIT A
50'
100'
50'
50'
50'
50'
50'
105'
80'
55'
25'
25'
25'