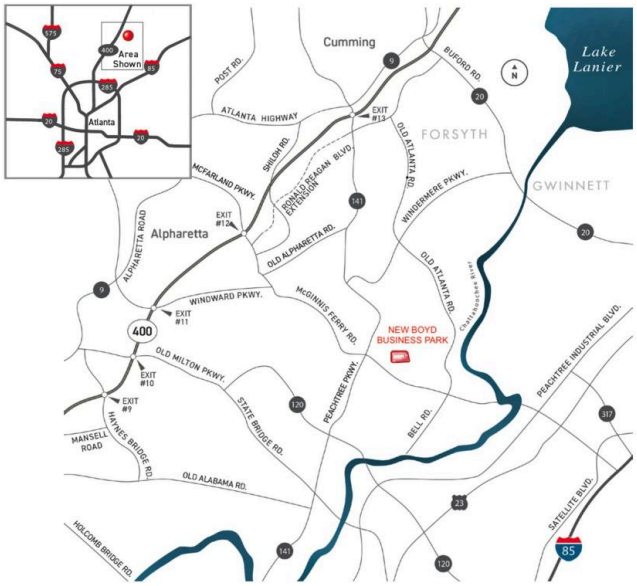
NEW BOYD BUSINESS PARK

JOHNS CREEK TECHNOLOGY PARK · SUWANEE, GEORGIA



5.5 ACRES | **58,250 SF** | **8 UNITS** | **UNIT E AVAILABLE**



CLASS A MULTI-TENANT OFFICE/WAREHOUSE FLEX

Developed, built, leased and managed by Zember.

New Boyd Business Park is Zember's first development: Class A flex in Johns Creek Technology Park, adjacent to St. Marlo Country Club. Medley, the 43-acre mixed-use district that opened in October 2026, is four minutes away.

Eight flex units from 4,000 to 6,500 SF. Each has a private drive-in door, a storefront office and a 1,250 SF bonus mezzanine.

4 min	4 min	16 min	15 to 18 min	26 min	About 1 hr
MEDLEY	GA-141	GA-400	I-85	I-285	AIRPORT (ATL)

Drive times from Google Maps, November 2026.

For leasing information contact:

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

www.zembergroup.com

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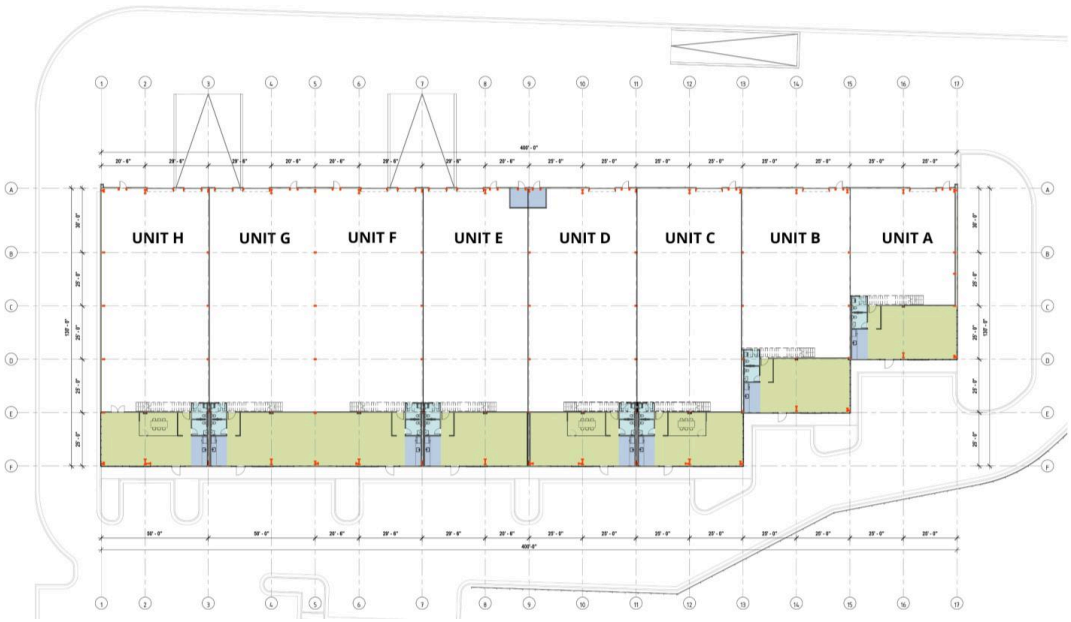
NEW BOYD BUSINESS PARK

7625 NEW BOYD ROAD
SUWANEE, GA 30024



PROPERTY FEATURES

Building type	Rear-load
Building size	58,250 SF: 48,250 SF ground floor and 10,000 SF mezzanine
Dimensions	400' W x 130' D
Number of units	8
Space per unit	4,000 to 6,500 SF, 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' to 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') at grade level
Loading docks	1 (15' x 55') concrete ramp
Car parking	74 spaces, including 3 ADA spaces
Truck court	95' deep, with a 55' concrete apron
Sprinkler	ESFR system
Landscaping	2.4 acres (44%)
Security	Site lighting, security cameras

UNIT DETAILS

Eight units from 4,000 to 6,500 SF, each with a built-to-suit office or showroom.

Warehouse

- 50' wide bays
- 24' to 27' ceiling heights
- Dedicated 12' x 14' drive-in door for every unit
- Loading dock available in units E, F, G and H
- Heated (natural gas) and ventilated warehouse
- Optional fully climate-controlled warehouse
- Polished concrete floors

Office and showroom

- Fully equipped kitchen: refrigerator, dishwasher, sink, cabinets and countertops
- ADA-accessible restroom
- Climate-controlled
- 10' storefront glazing and roller shades
- Dedicated, high-door office entrance
- Polished concrete floors
- 4 floor layout options

Flexible mezzanine space

- Bonus 1,250 SF mezzanine in every unit, not subject to additional rent
- 12' clear ceiling height
- 5' wall-to-wall glazing and roller shades
- Optional climate control
- Fully closed, fully open or partially closed layouts

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LEASING DETAILS

Please contact us for pricing and contract terms.

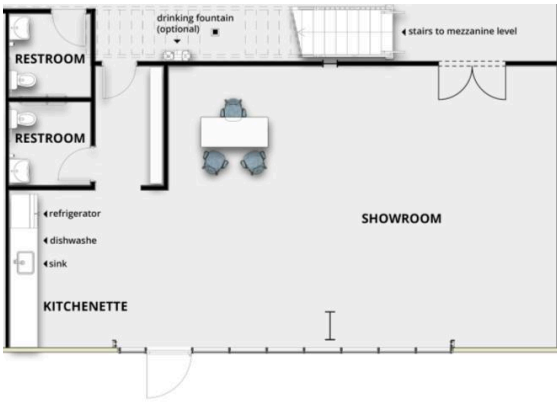
UNIT	TYPE	OFFICE (SF)	WAREHOUSE (SF)	TOTAL (SF)	BONUS (SF) *	STATUS
A	Corner	1,250	2,750	4,000	1,250	*Leased*
B	Corner	1,250	4,000	5,250	1,250	*Leased*
C	Corner	1,250	5,250	6,500	1,250	*Leased*
D	Interior	1,250	5,250	6,500	1,250	*Leased*
E	**Interior**	**1,250**	**5,250**	**6,500**	**1,250**	**Available**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

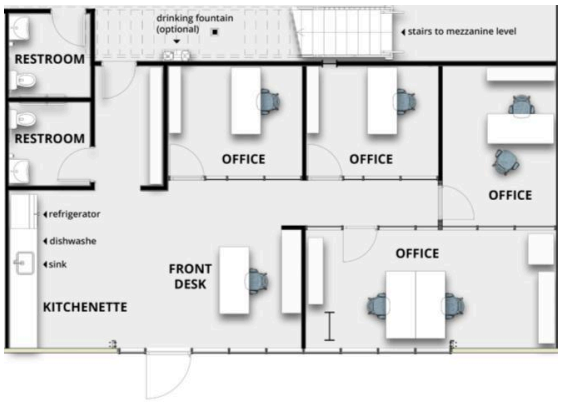
** Bonus mezzanine square footage is not subject to additional rent.*

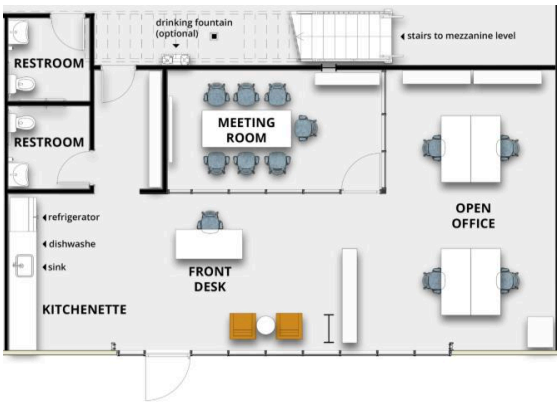
*** Units F and G leased as one unit, for 13,000 SF of ground floor space.*

BUILT-TO-SUIT OFFICE AND SHOWROOM LAYOUT OPTIONS









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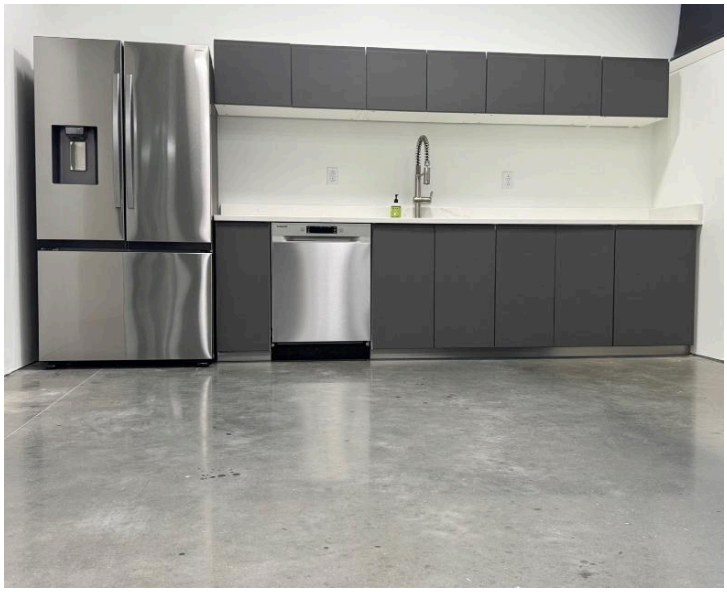
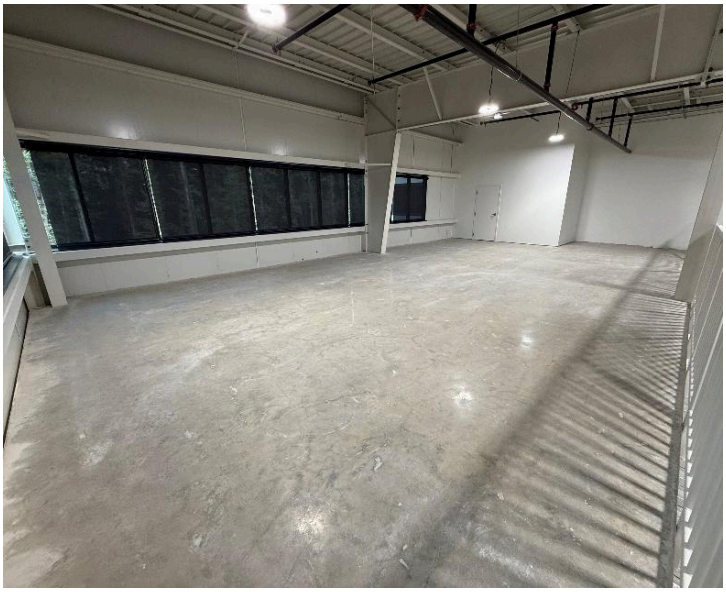
New Boyd entrance and signage



Kitchen with stainless steel appliances



Typical mezzanine level

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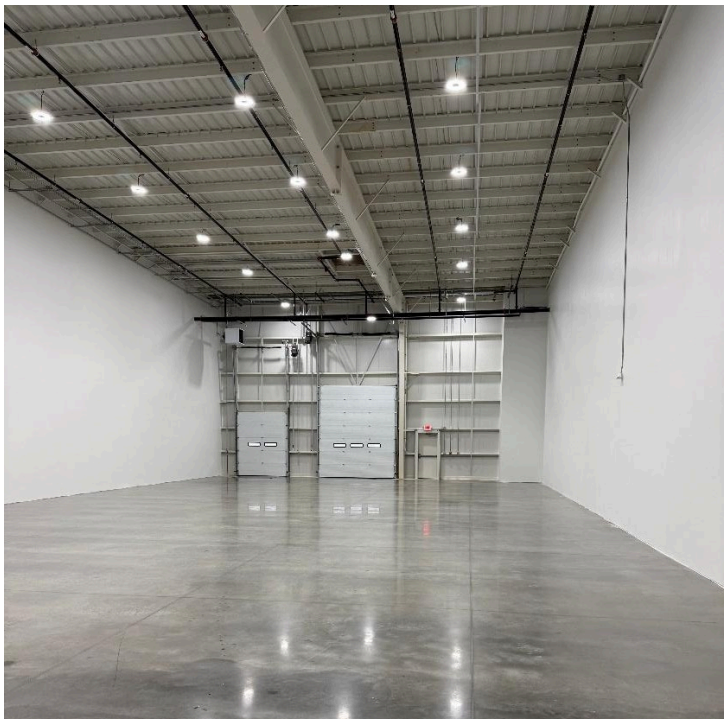
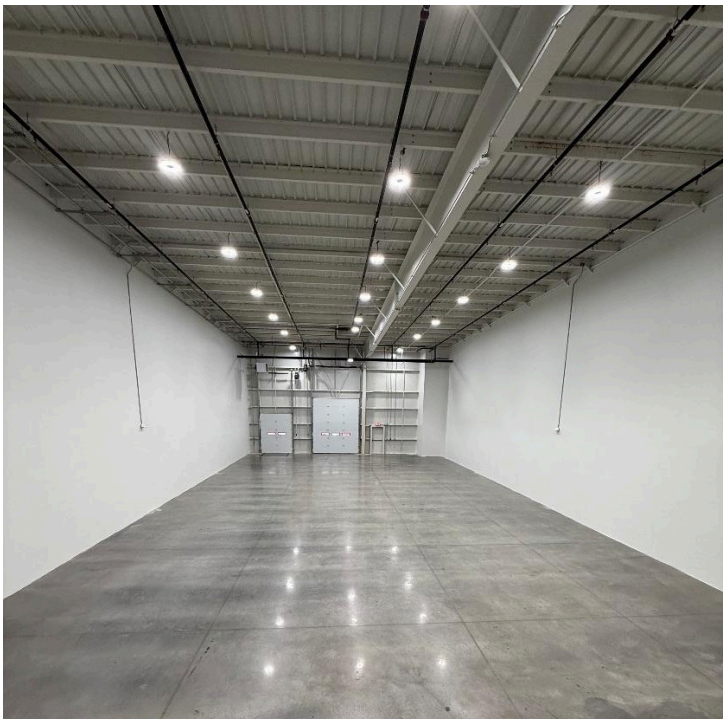
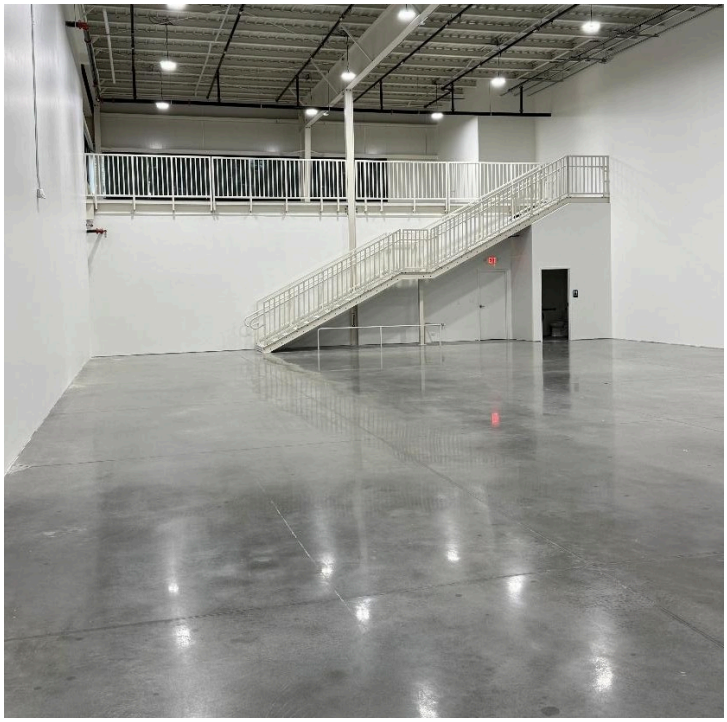


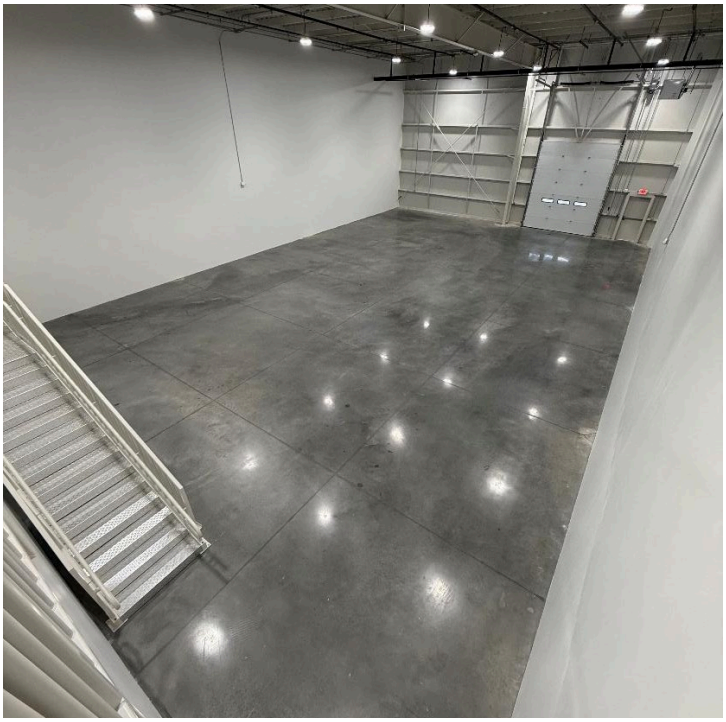
Warehouse with drive-in and loading dock doors



Typical warehouse with LED lighting



Mezzanine view from the warehouse



Warehouse with drive-in door

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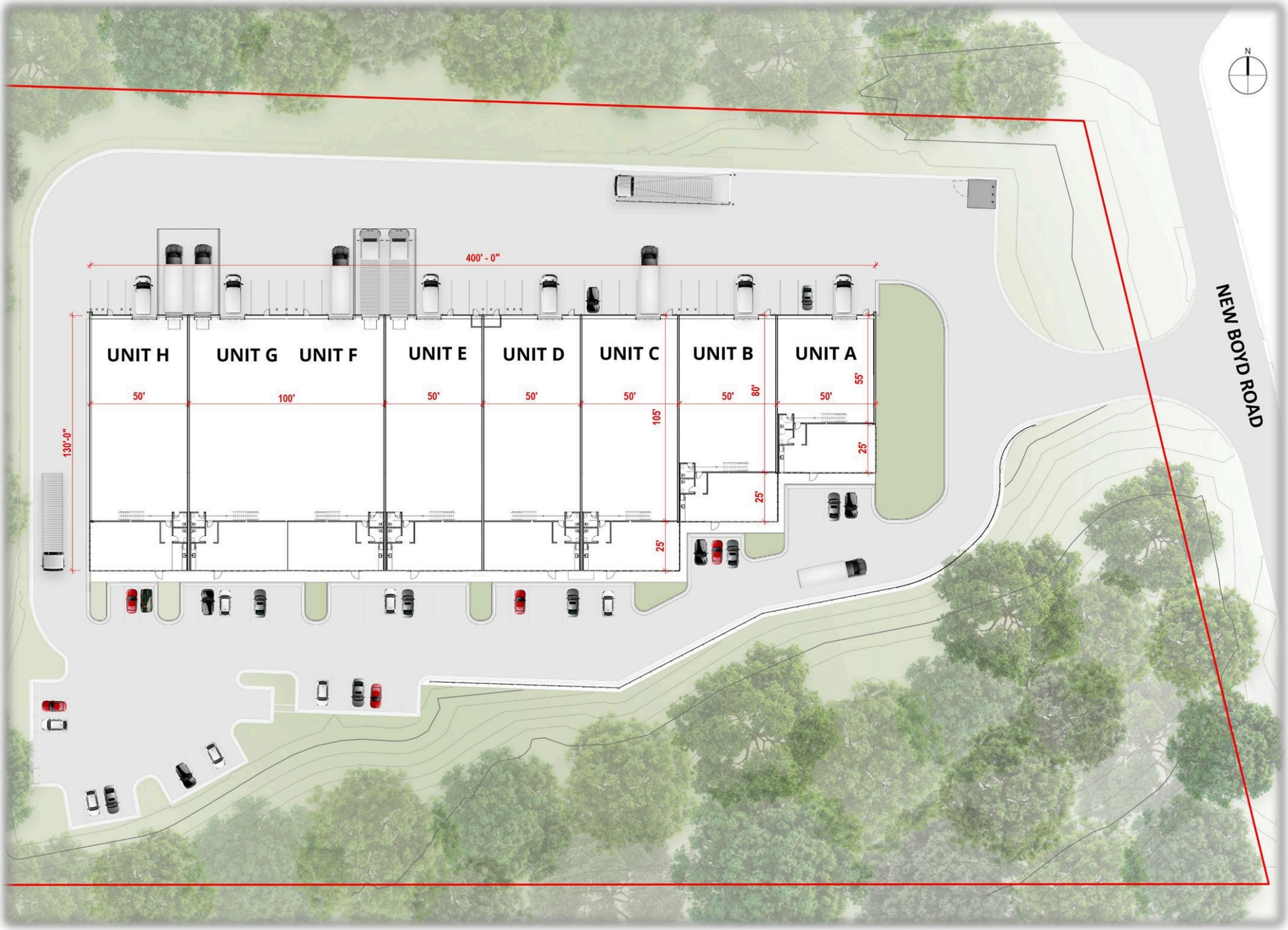
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NEW BOYD ROAD
400' - 0"
130'-0"
UNIT H
UNIT G
UNIT F
UNIT E
UNIT D
UNIT C
UNIT B
UNIT A
50'
100'
50'
50'
50'
50'
80'
50'
55'
105'
25'
25'
25'