

# 3851 Lakefield Drive

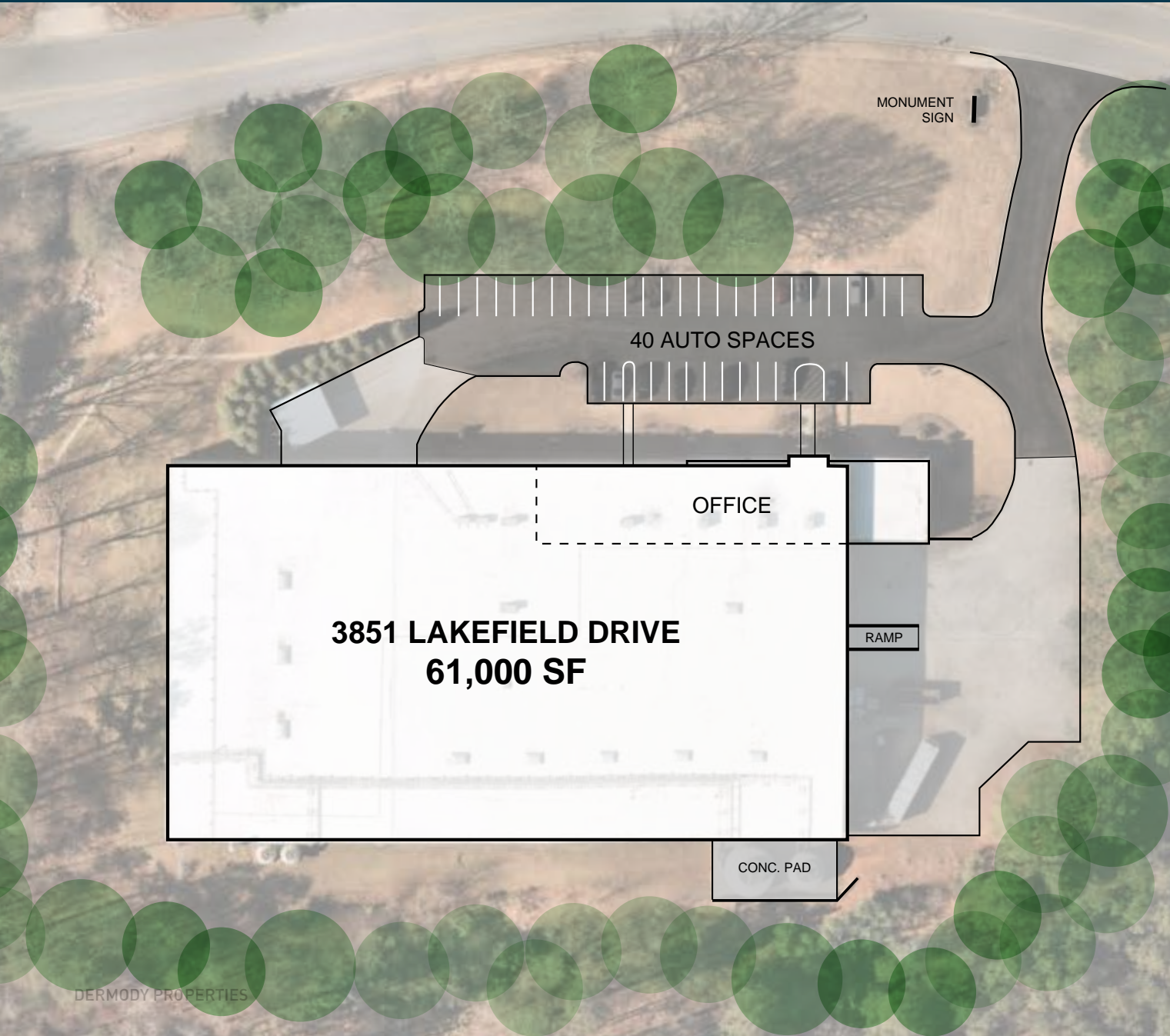
Suwanee, GA 30024



[Dermody.com](http://Dermody.com)

# Building Specifications

3851 Lakefield Drive, Suwanee, GA 30024

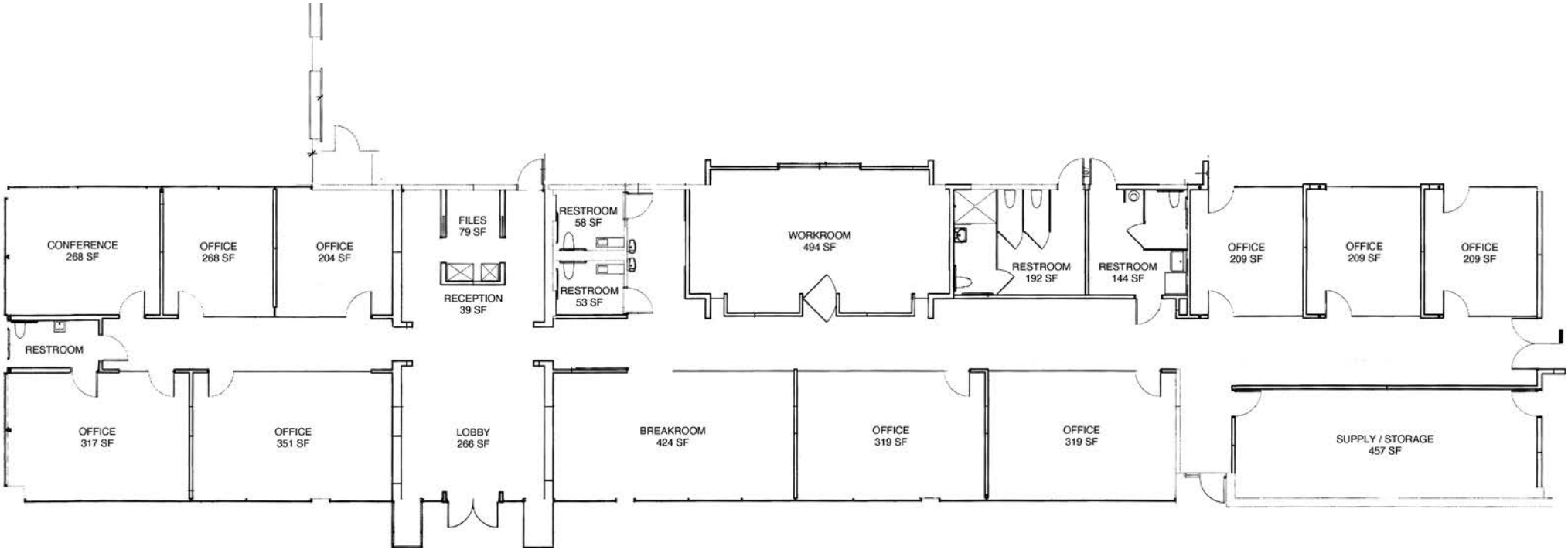


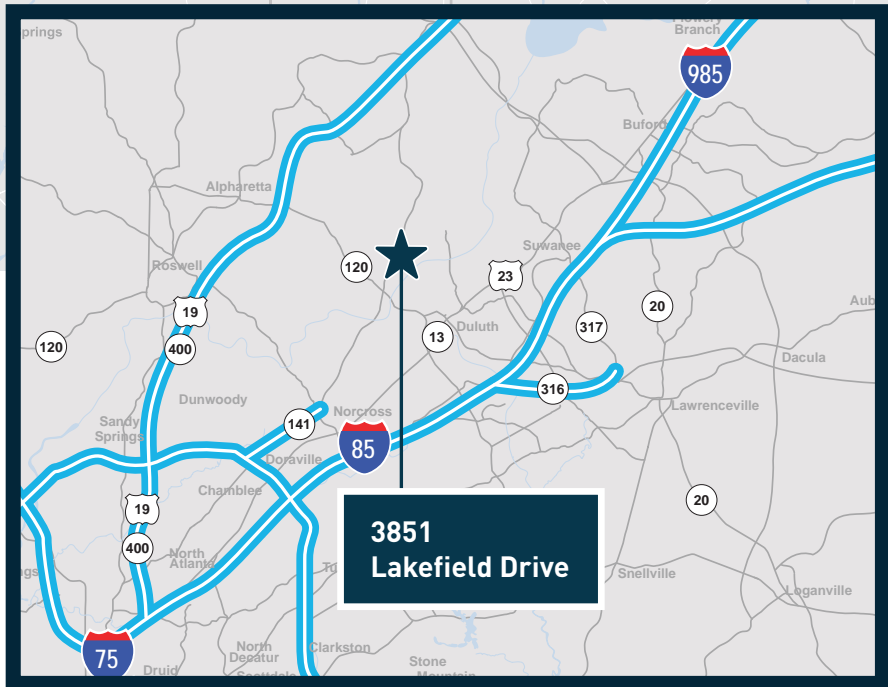
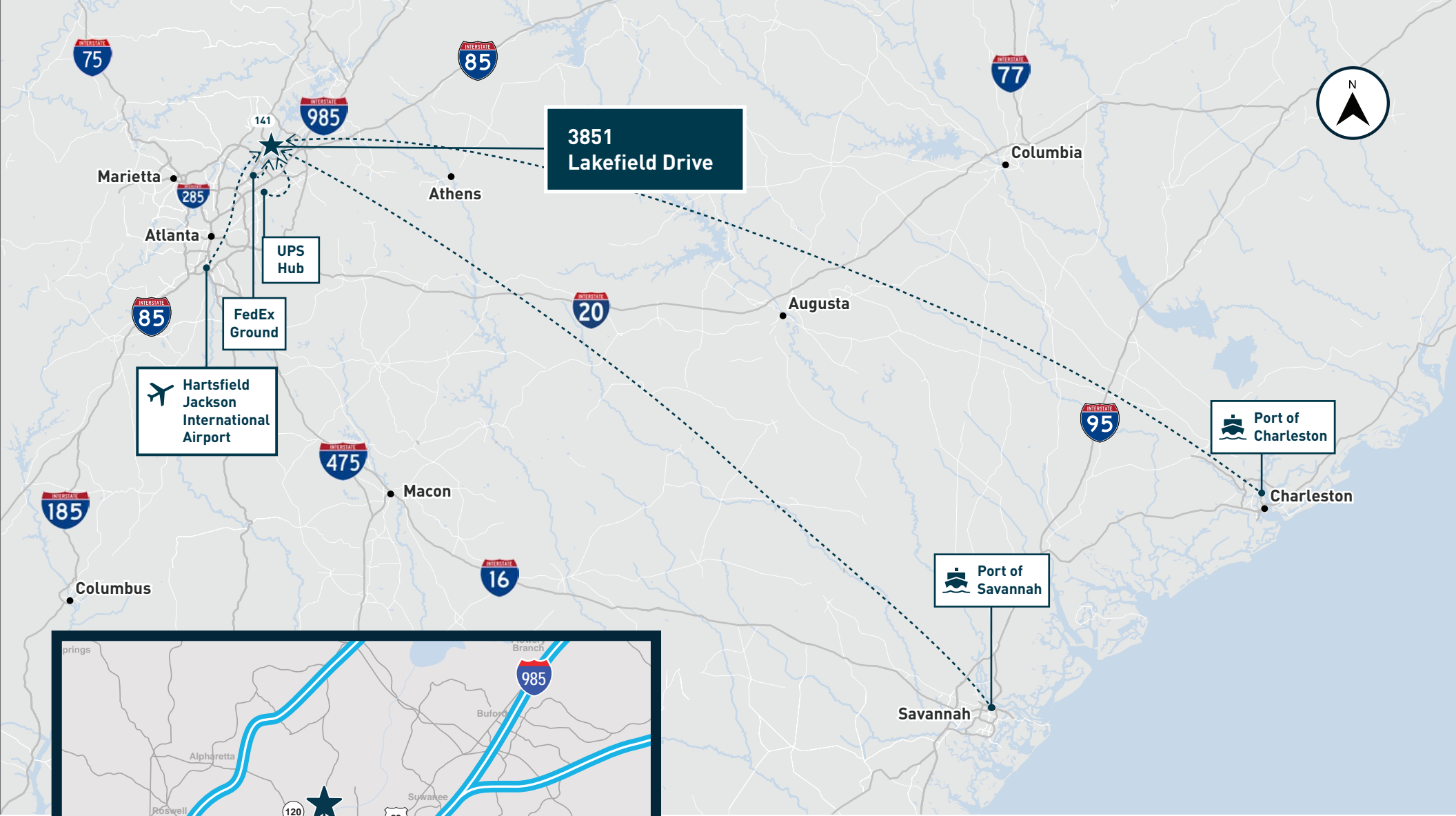
## Property Specifications

Building SF	61,000
Office SF	7,477
Configuration	Side-load
Construction:	Masonry
Clear Height	21'
Column Spacing	35'-6"
Truck Court Depth	110'
Floor Slab	10" conc.
Dock High Doors	4
Drive-in Doors	1
Auto Parking	40
Roof	105-mil TPO
Electrical	3,000 amp
*Existing additional switch gear for up to 12,000 amps	
Lighting	LED
Fire Prevention	Wet System

# Office Floor Plan

3851 Lakefield Drive, Suwanee, GA 30024





Hwy 400.....	7.3 Miles
I-85.....	7.6 Miles
FedEx.....	11 Miles
I-285.....	13 Miles
UPS Hub.....	37 Miles
Hartsfield Jackson International Airport .....	40 Miles
Port of Savannah .....	221 Miles
Port of Charleston .....	267 Miles

# Local Aerial

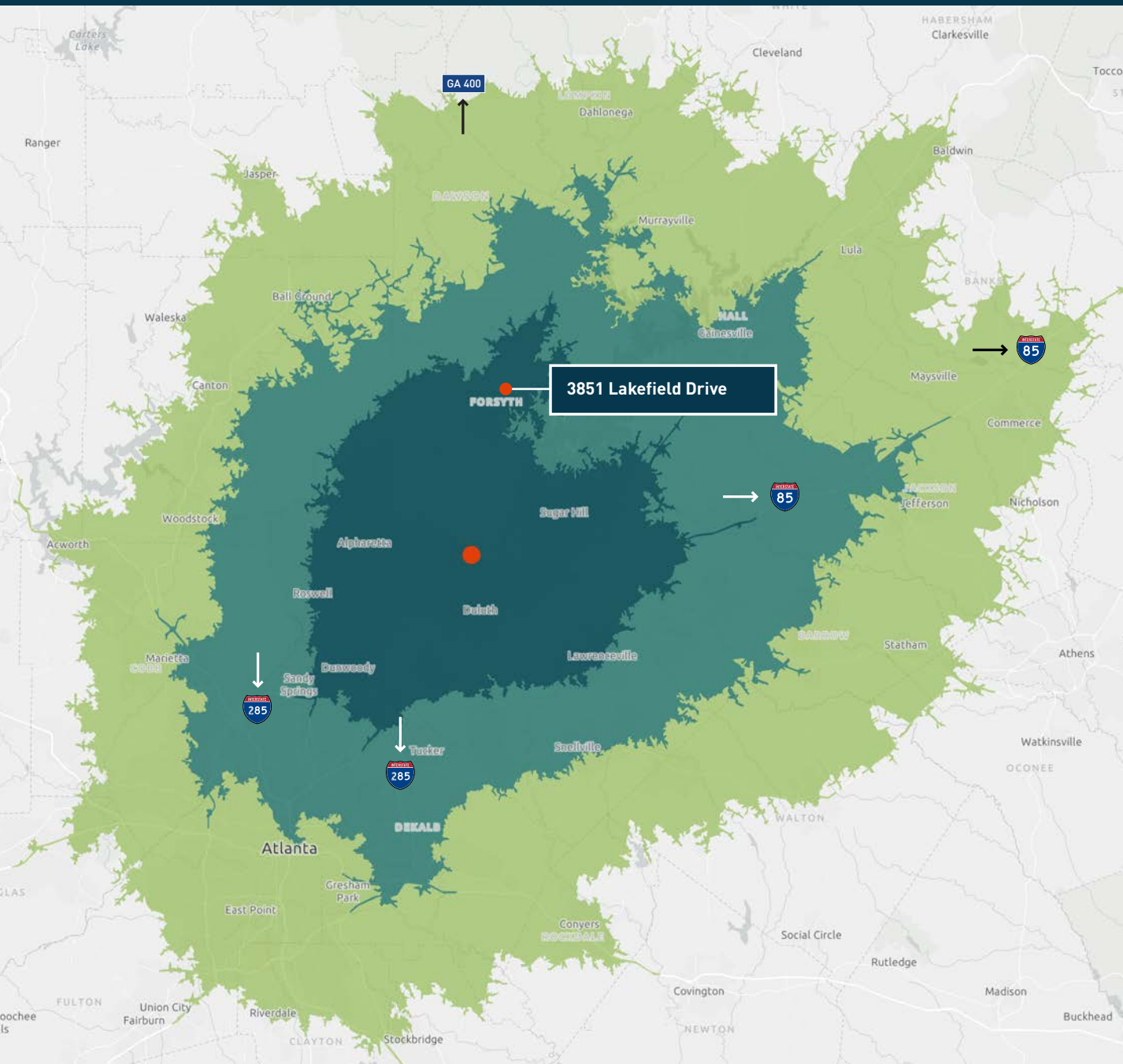
3851 Lakefield Drive, Suwanee, GA 30024



Johns Creek Tech Park

# Demographics

3851 Lakefield Drive, Suwanee, GA 30024



Demographic variable	30 min	45 min	60 min
2024 Total Population	1,139,660	2,875,738	4,758,205
2024-2029 Population: Compound Annual Growth Rate	0.87%	0.83%	0.76%
2024 Civilian Population Age 16+ in Labor Force	623,180	1,582,173	2,571,828
Total daytime population	1,327,136	3,241,145	5,049,922
2024 Daytime Population: Workers	785,214	1,878,371	2,744,243
2024 Daytime Population: Residents	541,922	1,362,774	2,305,679
2024 Unemployment Rate	3.0%	3.2%	3.8%
2024 Total Households	409,576	1,084,547	1,799,071
2024 Median Age	38.0	37.2	37.1
2024 Median Household Income	\$107,757	\$102,694	\$91,175
Industrial workforce total	97,411	249,295	423,120
Industrial workforce as % of labor force	15.6%	15.8%	16.5%
2024 Transportation/warehouse businesses (NAICS 48-49)	813	1968	3909
2024 Occupation: Transportation/Material Moving	32,195	90,491	181,150
2024 Industry: Transportation/Warehousing	27,832	77,074	153,161



**3851 Lakefield Drive**

**Suwanee, GA 30024**

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## About Dermody

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About JLL

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