



QT

EXTRA SPACE
STORAGE
EST. 1977

Duluth International Village

N Berkeley Lake Road

Pretty

PROPERTY INFORMATION

± 16- ACRE REDEVELOPMENT SITE

GENERAL

| | |
|-------------------|--|
| Property Address: | 2641 N Berkeley Lake Road NW, Duluth, GA 30096 |
| County: | Gwinnett |

SITE

| | |
|---------------|--|
| Site Size: | ± 15.99 Acres |
| Parcel ID: | R6261-130 |
| Zoning: | PUD (City of Duluth) |
| Proposed Use: | Office, Medical, Independent Living Multifamily, Condo, Mixed-Use |

EXISTING STRUCTURE

| | |
|---------------------|------------------------------|
| Building Name: | Building 100, Point Berkeley |
| Building Size: | 138,600 SF |
| Year Built: | 2008 |
| Building Condition: | Shell |

FINANCIAL

| | |
|-------------|---------------------|
| Sale Price: | Contact Bull Realty |
|-------------|---------------------|

PROPERTY HIGHLIGHTS

- The total parcel size is 15.99 acres. Existing structure and parking utilize ± 6 acres.
- The existing structure and parking is available together or separately from the excess developable land (± 10 acres in front of and next to existing structure)
- Long, tree-lined avenue leads to round-about in front of attractive facade
- Structure left unfinished from the recession; concrete structure completed in 2008 with limited MEPs
- Initially intended as a four-building, mixed-use development surrounding interior courtyards with surface parking plus a parking deck
- Zoned PUD (City of Duluth): <http://bit.ly/392R1Wj> (See page 142 on link for info on PUD zoning)
- This zoning gives Duluth the authority to approve uses on a case-by-case basis
- Duluth is encouraging many uses including office, independent living, multifamily, condos, mixed-use, medical and others

SURVEY & PHOTOS

± 16- ACRE REDEVELOPMENT SITE

