

OWNER/USER OPPORTUNITY



FOR SALE OR LEASE
5,781 - 28,413 SF

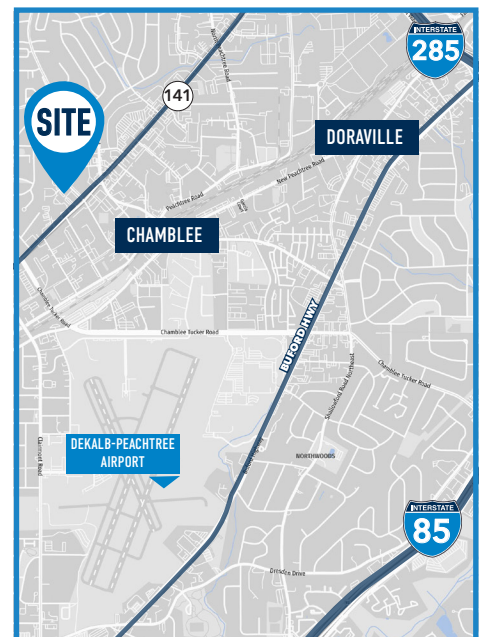
3586 PIERCE DR

Flex/Office Space
Chamblee, GA
30341



OVERVIEW:

- » 28,413 SF / 2.08 AC
- » Four suites available, ranging in size from 5,781 SF to 9,717 SF
- » Full building availability
- » Single-story multi-tenant flex building
- » Extensively renovated building with modern system upgrades
- » New roof, HVAC units & updated electrical
- » Functional clear height suitable for a variety of commercial uses
- » Ideal for office, showroom, or light industrial users
- » 4:1000 SF parking ratio
- » Zoned Industrial Transitional District
- » Located within a dense and growing commercial corridor in Chamblee/Central Perimeter submarket
- » Adjacent to Chamblee High School and DeKalb Memorial Stadium
- » Convenient access to I-285 and I-85



Keith Guthrie // 404.790.7271
kguthrie@skcr.com

Jeff Fortner // 404.405.9977
jfortner@skcr.com

3586 PIERCE DR

PHOTOS

PROPERTY PHOTOS



POTENTIAL RENDERINGS



3586 PIERCE DR

FLOOR PLANS
28,413 SF TOTAL

