



For Sale  
\$1,550,000

3540 Lawrenceville Hwy

## 3540 Lawrenceville Highway

2,550 SF Office with 10,000 SF Warehouse

100' of Frontage on Lawrenceville Highway

Zoned M – Light Industrial District

City of Tucker



**SSG REALTY PARTNERS**  
LAND INVESTMENT ADVISORS



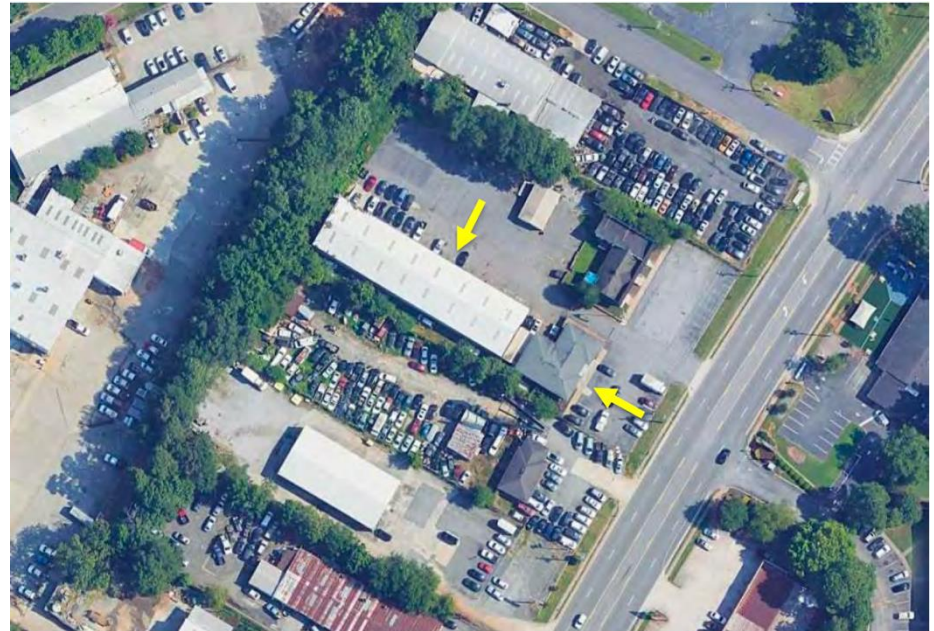
# Disclaimer Confidentiality Statement

SSG Realty Partners, LLC (“Advisor”) has made every effort to obtain the Information provided in this Offering Memorandum through sources deemed reliable and has no reason to doubt its accuracy.

However, Advisor cannot guarantee this information for its accuracy. Any interested party should independently verify any information contained in this Offering Memorandum.

The Offering Memorandum contains selected information pertaining to the marketing and sale of the 0.09 acre **3540 Lawrenceville Highway** (“Property”) located in Tucker, Georgia which information is confidential or proprietary to the owner of the Property.

This Offering Memorandum was prepared by Advisor and the information contained within this Offering Memorandum is confidential and furnished solely for the acquisition of the Property.



For additional information or to schedule a property tour, please contact:

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# Table of Contents



THE  
OPPORTUNITY



THE PROPERTY



LOCATION

# The Opportunity

SSG Realty Partners, LLC is pleased to present **3540 Lawrenceville Highway**, a 0.9± acre industrial zoned parcel in Tucker, GA.

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**LOCATION** Conveniently located west of Downtown Tucker with multiple access points to I-285 within 2-3 miles from the Property

**FRONTAGE** 100 feet of Frontage on Lawrenceville Highway

**Zoning** Zoned M – Light Industrial District by City of Tucker

**Existing Structures** 2,559 SF wood frame Office Building + 10,000 SF concrete block and steel constructed Warehouse with **seven** drive in doors (1-8'x10' and 6-12'x12')

**Assemblage Opportunity** Adjacent Property (3548 Lawrenceville Highway) is also listed by SSG Realty Partners, LLC and has the same owner as this Property. This Property shares a common driveway with the Adjacent Property.

**Tenant** The property is currently occupied and will be vacant by the end of December.

(Property is being sold as-is/where-is with the right to inspect)

# The Property





# Location



# Contact Us

**Peyton Stinson**



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