



INDUSTRIAL PROPERTY FOR SALE 2.97+/- ACRES w/ OFFICE

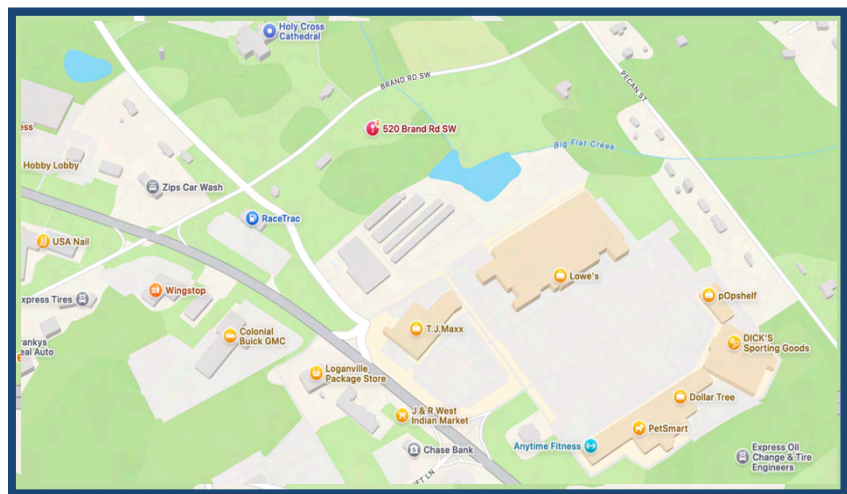


520 Brand Road, Loganville, GA. 30052

PROPERTY HIGHLIGHTS

Total SF: 2,200 SF House/Office
Zoning: LI - Light Industrial
(City of Loganville)
Year Built: 1977
Acreeage: 2.97+/-

- 2,200+/- SF Office/House
- Site Engineered for up to 13,000 SF Building
- Rolling to Level Topo
- All Utilities Available (Including Sewer)
- Outside Storage Allowed
- Easy Access to Red Light at Hwy 78



For More Information Contact:
Jeremy Dupree, SIOR
770.633.5312
jdupree@COREcommercialinc.com

www.COREcommercialinc.com

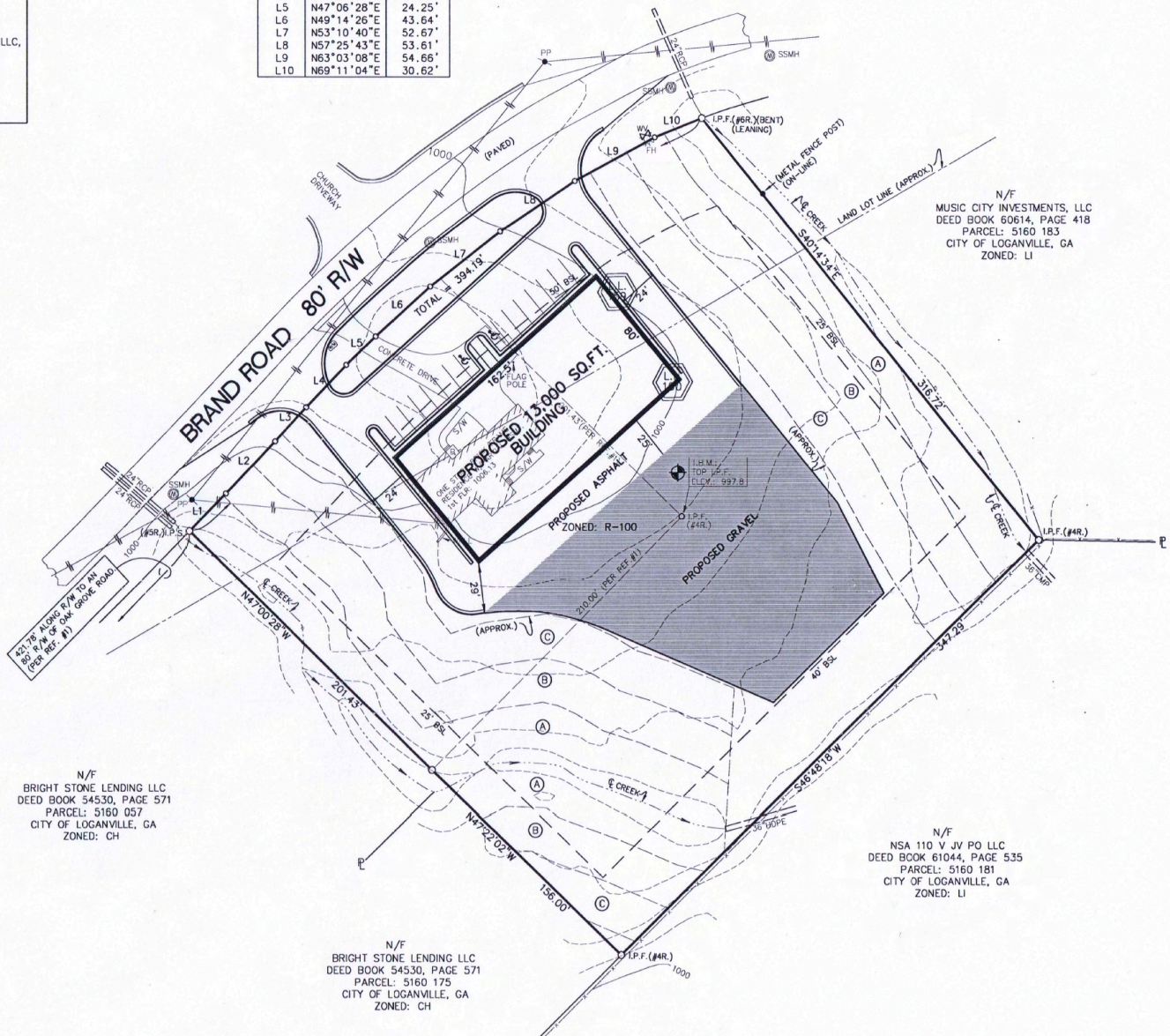
Every effort has been made to provide accurate information, but no liability is assumed for omissions and errors.



INDUSTRIAL PROPERTY FOR SALE 2.97+/- ACRES w/ OFFICE

WARD C. McELHANNON & ANNON,
ASSOCIATES,
AT BOOK 5, PAGE 289.
C. GRIFFETH PROPERTY,
973,
JR. RLS,
AT BOOK 2, PAGE 81A.
CAR C. GRIFFETH PROPERTY,
3,
ASSOCIATES, INC.,
AT BOOK 72, PAGE 228.
SURVEY FOR MUSIC INVESTMENTS, LLC,
2023,
AND SURVEYING,
AT BOOK 159, PAGE 254.
B, PAGE 353.

COURSE	BEARING	DISTANCE
L1	N45°36'48"E	30.79'
L2	N44°39'14"E	42.28'
L3	N44°15'55"E	27.33'
L4	N45°00'21"E	34.36'
L5	N47°06'28"E	24.25'
L6	N49°14'26"E	43.64'
L7	N53°10'40"E	52.67'
L8	N57°25'43"E	53.61'
L9	N63°03'08"E	54.66'
L10	N69°11'04"E	30.62'



N/F
MUSIC CITY INVESTMENTS, LLC
DEED BOOK 60614, PAGE 418
PARCEL: 5160 183
CITY OF LOGANVILLE, GA
ZONED: LI

N/F
BRIGHT STONE LENDING LLC
DEED BOOK 54530, PAGE 571
PARCEL: 5160 057
CITY OF LOGANVILLE, GA
ZONED: CH

N/F
NSA 110 V JV PO LLC
DEED BOOK 61044, PAGE 535
PARCEL: 5160 181
CITY OF LOGANVILLE, GA
ZONED: LI

N/F
BRIGHT STONE LENDING LLC
DEED BOOK 54530, PAGE 571
PARCEL: 5160 175
CITY OF LOGANVILLE, GA
ZONED: CH

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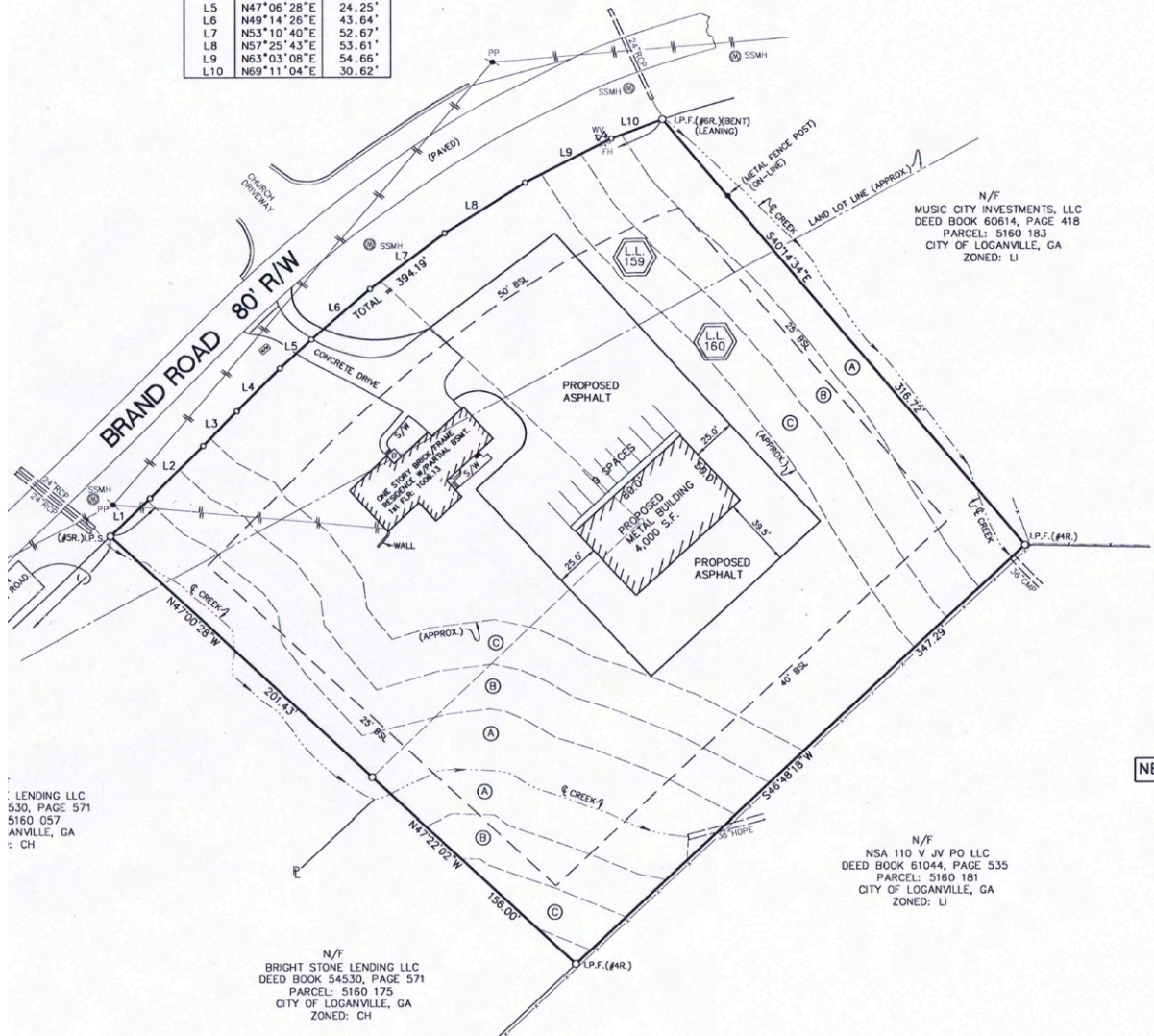
**Concept Plan for 13,000+/- SF Building
With Outdoor Storage

www.COREcommercialinc.com

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ROAD TRAVERSE TABLE		
COURSE	BEARING	DI STANCE
L1	N45°36'48"E	30.79'
L2	N44°49'14"E	42.26'
L3	N44°15'55"E	27.33'
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L8	N57°25'43"E	53.61'
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L10	N69°11'04"E	30.62'



**Concept Plan for Office and 4,000+/- SF Building

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