

# FOR LEASE

6211 LAWRENCEVILLE HIGHWAY | TUCKER, GA • 30084



**INDUSTRY**  
REAL ESTATE PARTNERS



# PROPERTY **OVERVIEW**

Industry Real Estate Partners presents 6211 Lawrenceville Highway, a turn-key automotive showroom and service facility in Gwinnett County, positioned along Lawrenceville Highway (GA-29) just outside I-285. The site benefits from strong visibility and regional access, with  $\pm 30,000$  VPD on Lawrenceville Highway and  $\pm 32,000$  VPD at nearby Jimmy Carter Boulevard.

The property offers 8,160 SF on  $\pm 4.00$  acres, featuring a 2,196 SF showroom and 5,964 SF service area with 12 service bays, 14' clear heights, and 160 striped parking spaces (25.15/1,000 SF). Originally built in 1996 and extensively renovated, the fully paved, fenced, and lit site requires minimal capital to occupy.

Stand-alone automotive facilities of this caliber are increasingly rare in Gwinnett County, making this a compelling opportunity for dealership groups, specialty vehicle operators, and service users seeking a turnkey Atlanta MSA location.



## PROPERTY **DETAILS**

**ADDRESS** 6211 Lawrenceville Hwy, Tucker, GA

**YEAR BUILT** 1996 / Various Renovations

**TOTAL BUILDING SF** ±8,160 SF

**OFFICE SF** ±2,196 SF

**SERVICE SF** ±5,964 SF

**ACREAGE** 4.0 Acres

**CLEAR HEIGHT** 14'

**SERVICE BAYS** Twelve (12) Bays, 10' x 10'

**SITE DESCRIPTION** Fully Paved, Fenced & Lit

**PARKING** 160 Spaces (25.15 per 1,000 SF)

**COUNTY** Gwinnett County

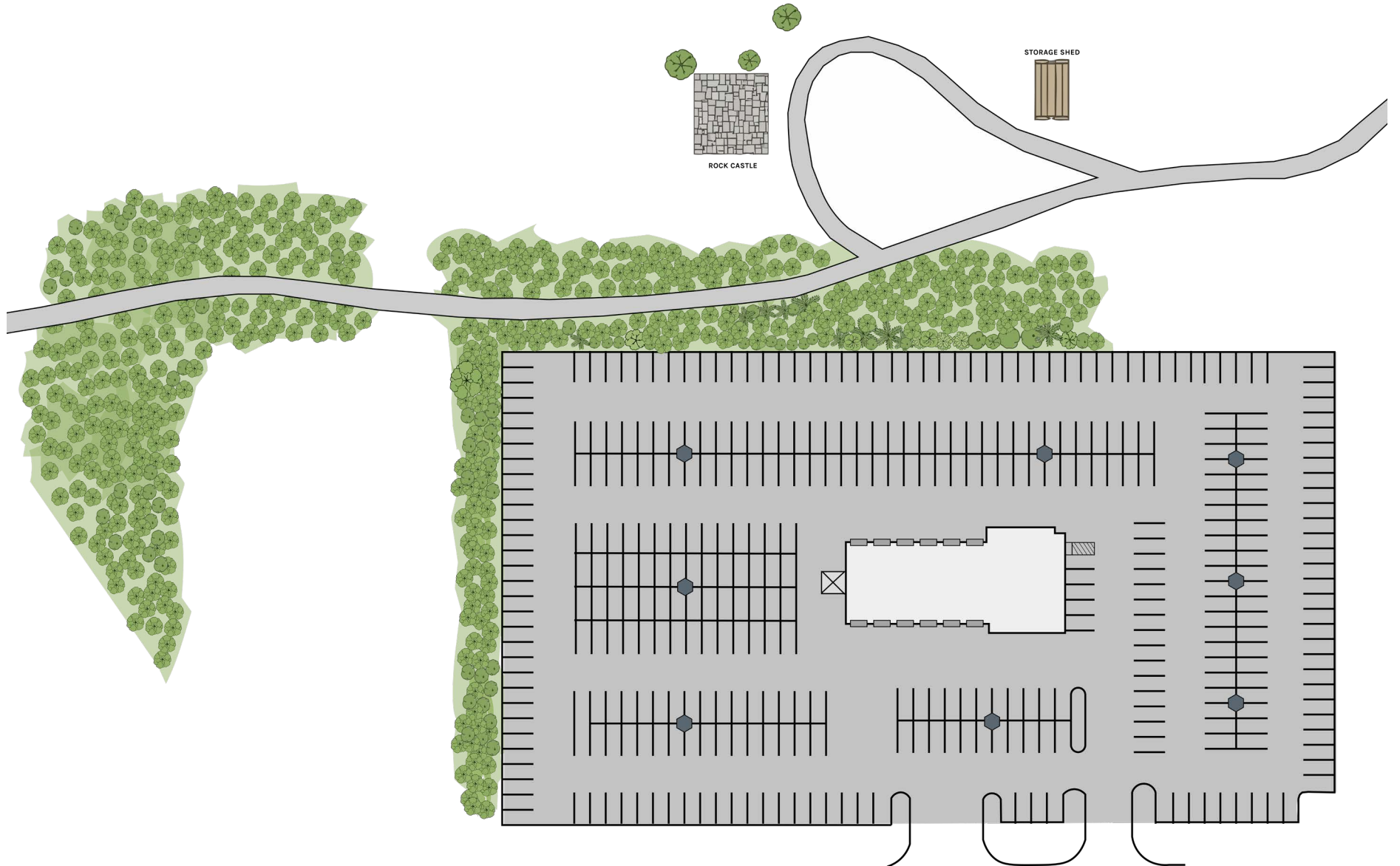
**ZONING** C2 - General Business

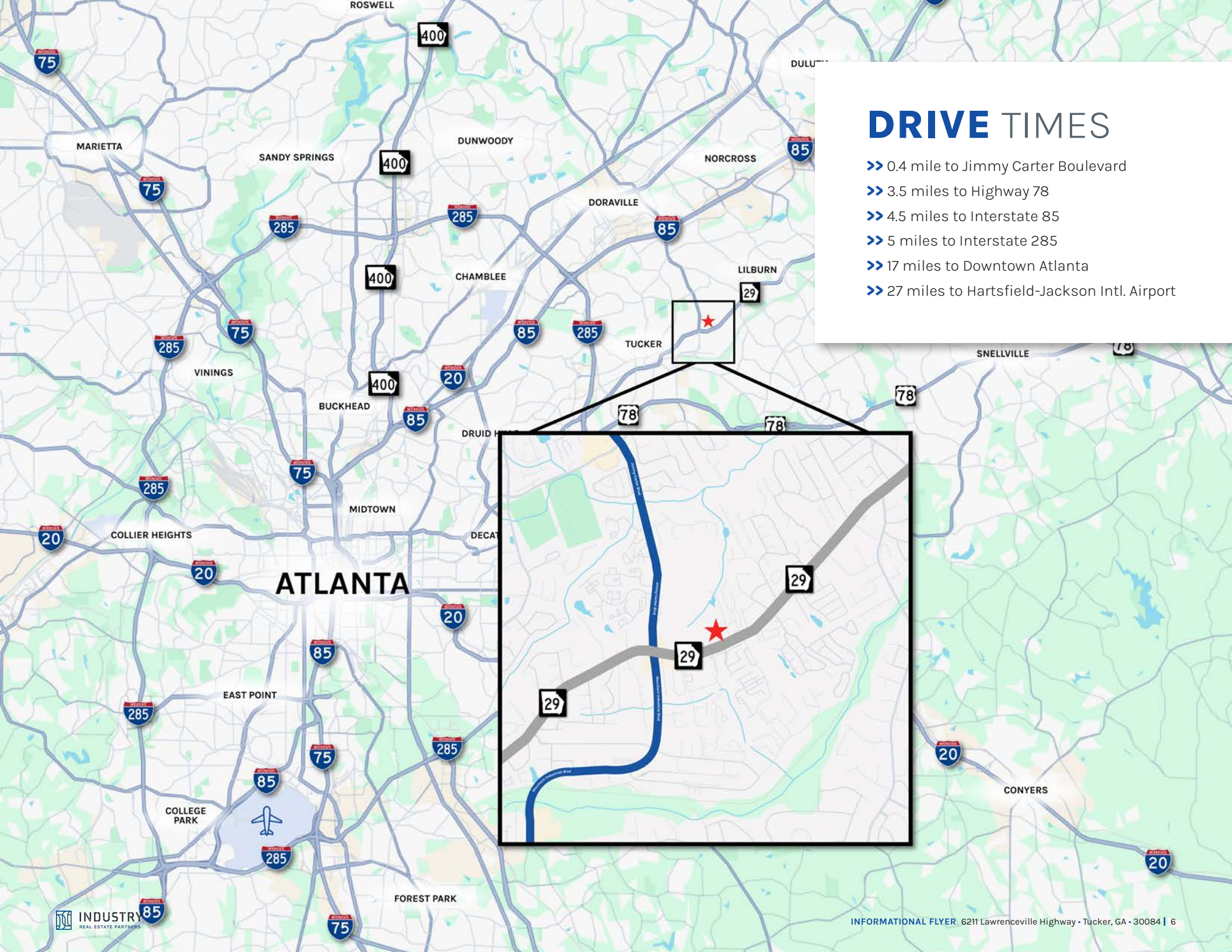


# PROPERTY HIGHLIGHTS

- **Turn-Key ±8,160 SF Facility** with showroom and service infrastructure in place – minimal startup cost, immediate occupancy
- **±4.00 Acres** of paved, fenced & lit site for vehicle display, parking, and inventory staging
- **12 Service Bays (10' x 10')** with 14' clear height, suitable for lifts, alignment equipment, and light-truck/fleet operations
- **2,196 SF Showroom + 5,964 SF Service** layout configured for efficient customer flow
- **160 Striped Spaces (25.15/1,000 SF Parking Ratio)** – exceptional for inventory-intensive automotive use
- **±30,000+ VPD on Lawrenceville Hwy (GA-29) | ±32,000 VPD** on Jimmy Carter Boulevard
- **Strategic Gwinnett County Location** just outside I-285 with access to US-78, I-285, and I-85 – prime Northeast Atlanta automotive corridor

# SITE PLAN





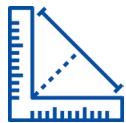
## DRIVE TIMES

- >> 0.4 mile to Jimmy Carter Boulevard
- >> 3.5 miles to Highway 78
- >> 4.5 miles to Interstate 85
- >> 5 miles to Interstate 285
- >> 17 miles to Downtown Atlanta
- >> 27 miles to Hartsfield-Jackson Intl. Airport



**8,160**

TOTAL SF



**4.0**

ACREAGE



**12**

SERVICE BAYS



**160**

PARKING SPACES



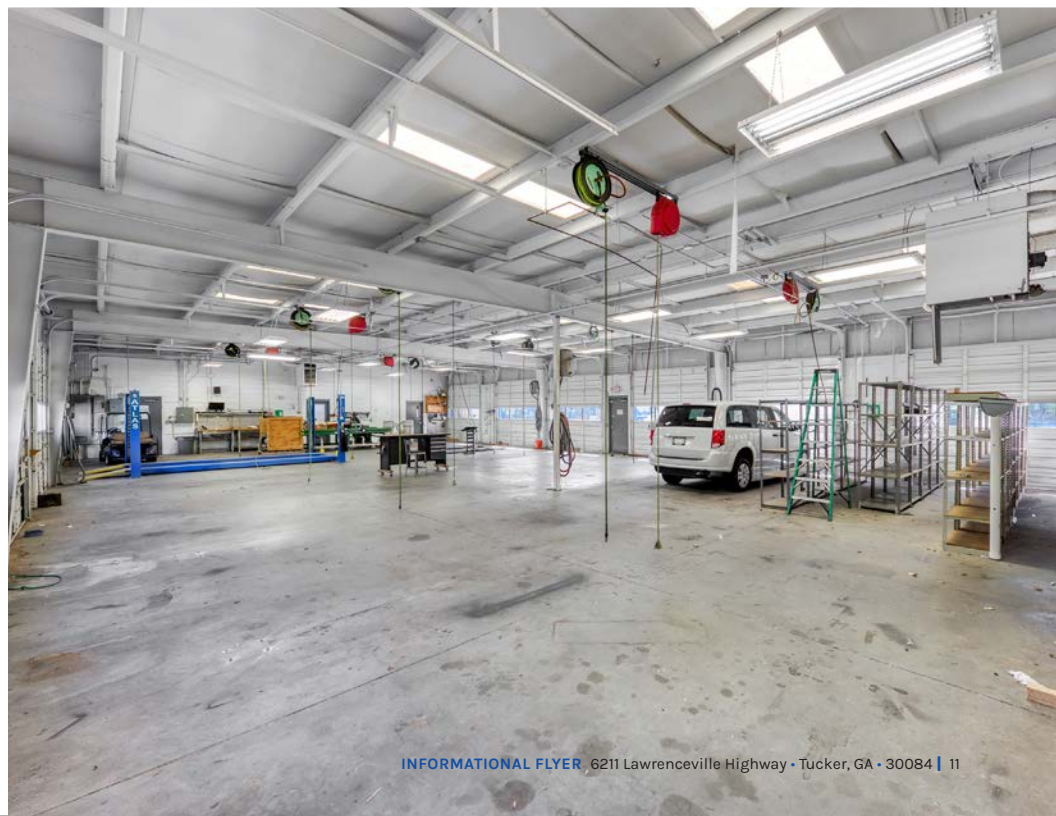
**14'**

CLEAR HEIGHT









## **BROKER CONTACT**

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**INDUSTRY**  
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