

FOR SALE
2830 SIMPSON CIRCLE
NORCROSS, GEORGIA

±11,600 SF*

**WITH INDUSTRIAL
OUTDOOR STORAGE**

**Subject to buyer verification.*

ASKING PRICE:

\$2,850,000

CONTACT

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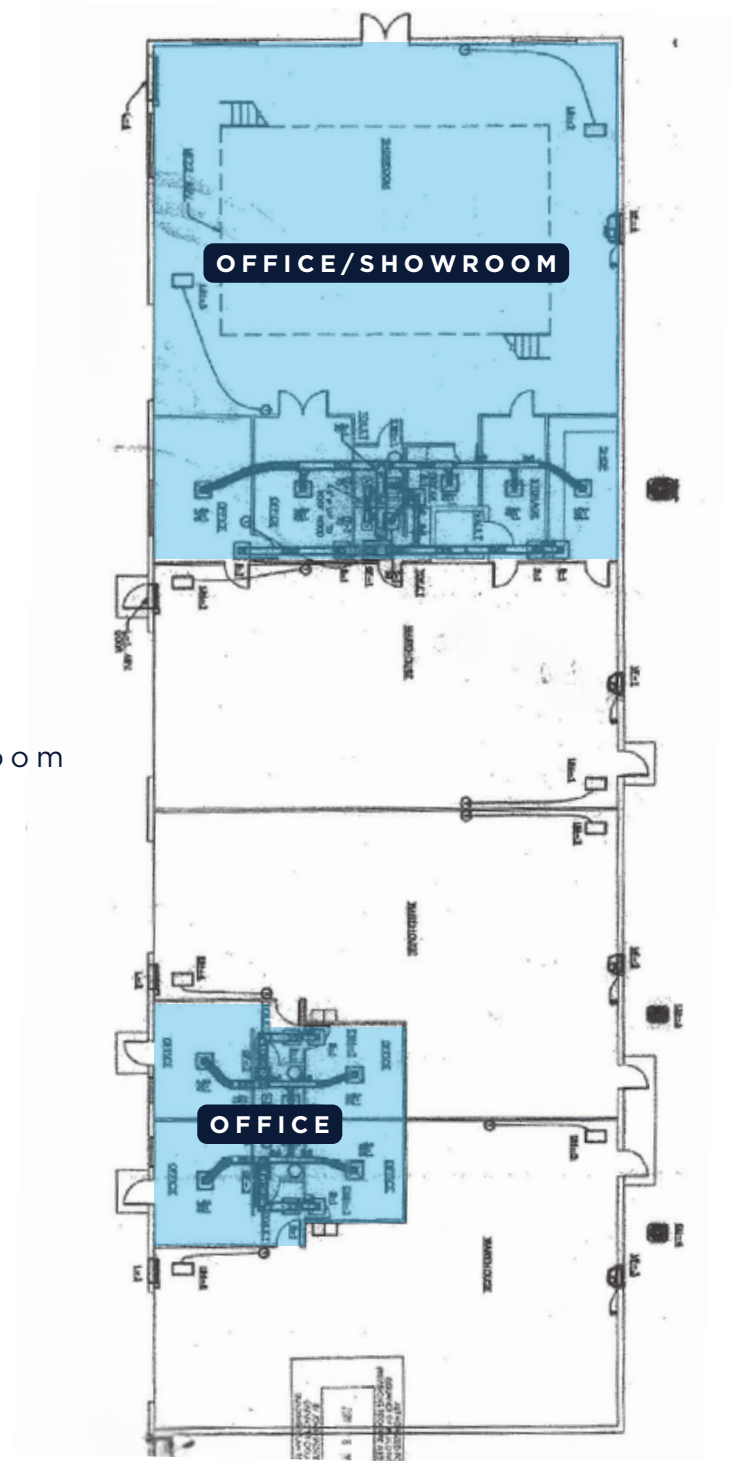


PROPERTY OVERVIEW

Total Size	±11,600 SF*
Office	±5,050 SF
Warehouse	±6,550 SF
Clear Height	21'
Site/IOS	1 Acre Total with +/- .31 Fenced Concrete IOS
Loading	Four (4) Grade Level Doors • Two (2) Doors are 14' x 12' • One (1) Door is 18' x 12' • One (1) Door is 12' x 8' into Showroom
Year Built	2007 (renovated in 2017)
Features	Showroom with Mezzanine Paved Industrial Outdoor Storage Clearspan Warehouse
Zoning	M1 (Allows for Fenced IOS)

Owner open to exploring short-term leasebacks.

**Square footage is approximate from 3rd party sources, and subject to buyer verification.*



ADDITIONAL PHOTOS



PREMIER LOCATION

Buford Highway

Located just .3 miles from the property, this corridor serves as a vital arterial link connecting Atlanta's core infill submarkets (Chamblee, Doraville, and Norcross) directly to the I-285 Perimeter and the broader Southeast regional freight network.

I-85:

Situated 2.5 miles away, northbound on I-85 connects you to Greenville, South Carolina, Charlotte, North Carolina and beyond, while southbound leads to Atlanta and points south, including Montgomery, Alabama and ultimately, Mobile, Alabama.

Jimmy Carter Boulevard:

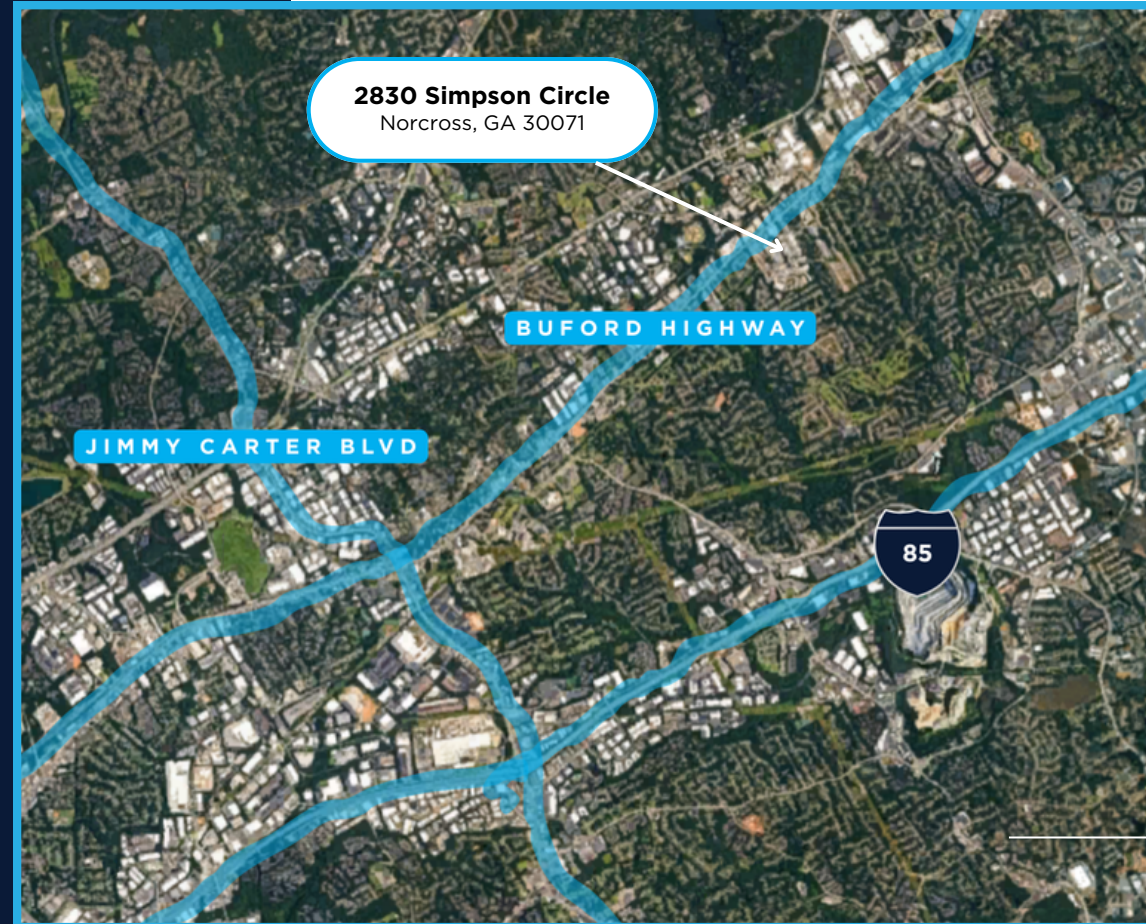
Just under 4 miles from the property, serving as a primary east-west commercial connector through Gwinnett County, the Jimmy Carter Boulevard corridor is a core component of the I-85/Peachtree Industrial Boulevard Freight Cluster—one of Metro Atlanta's largest industrial and distribution hubs.

I-285:

Located 10 miles away, this premier highway encircles the Atlanta metropolitan area, connecting to all other major interstates serving the city

Hartsfield-Jackson Atlanta International Airport:

Situated 30 miles away, providing convenient access to domestic and international destinations worldwide.



CONTACT INFORMATION

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