

OFFERING MEMORANDUM

Infill Atlanta-Chamblee

70,354 SQFT WAREHOUSE AND REDEVELOPMENT OPPORTUNITY



3580-3588 Broad St

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REALTY ADVISORS

SUMMARY



INVESTMENT SUMMARY

Trustone Realty Advisors is pleased to present for sale this Rare infill Atlanta-Chamblee warehouse/redevelopment opportunity: ±70,354 SF on ±3.25 acres with 9 dock-high doors, 20.5' clear height, and concrete block construction in the heart of Chamblee's PUD district, walking distance from restaurants and other amenities.

Asking Price: \$12MM

Please factor in a 5% Buyer's Broker fee

PROPERTY HIGHLIGHTS

- ~70,354 SqFt building
- ~3.25 Acre lot
- ~20.5' Clear Height
- ~5% Office
- 9 Dock high doors
- Concrete Block Construction
- Zoning: I3 Industrial / Mixed Use - SA-1
- 1 Block from Peachtree Blvd & 3 minutes to I-285 & 7 minutes to the Dekalb-Peachtree Airport

Tenancy:

- ~47,854 SqFt owner-occupied, Seller/Tenant will have the option to lease the premises for 6-36 months at Fair Market Value.
- ~22,500 SqFt leased to Builders Liquidators \$15,984.96 per month, expires 5/31/26.

02 PROPERTY

LOCATION

In the heart of the Chamblee PUD district



LOCATION HIGHLIGHTS



03

PROCESS & PROPERTY TOURS

Tour dates will be scheduled in advance by the Broker with prospective purchasers. Other terms and conditions will apply based on the purchase and sale agreement, which will include among other things an acknowledgement that the Property is being sold 'as-is'.

All due diligence materials will be provided online by the Seller.



04
PROPERTY
PHOTOS





Disclaimer: The information contained herein has been obtained from sources believed to be reliable; however, TruStone Realty Advisors and its agents make no representations or warranties, express or implied, as to the accuracy or completeness of the information. All projections, assumptions, property information, financials, and opinions are provided for general reference purposes only and are subject to change without notice. Interested parties must conduct their own independent investigation and due diligence. The Property is offered “as-is, where-is,” without representation or warranty of any kind.

CONTACT US

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