

BELL PARK INDUSTRIAL PARK

31,400 SF Available

Office/Warehouse Sale Leaseback

308 BELL PARK DRIVE, WOODSTOCK



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We are pleased to present an prime sale-leaseback opportunity in Bell Industrial Park, located at 308 Bell Park Drive. This industrial property offers a unique chance for investors to acquire a high-demand asset with a stable income stream. The sale-leaseback ensures immediate cash flow while providing the opportunity for future growth with asset appreciation.



HIGHLIGHTS

- **Prime Location:** Located in rapidly growing Cherokee County, less than two miles north of Woodstock's thriving downtown area and surrounded by abundant executive and work force housing
- **High Demand:** Bell Industrial Park has maintained a low-single digit vacancy for nearly a decade
- **Committed Tenant:** The current owner intends to reinvest a substantial portion of the sale proceeds back into the business and the facility, demonstrating their commitment to the location
- **Market Lease Terms:** Conservative proposed lease terms to mitigate potential re-leasing risks
- **Solid Risk/Return Profile:** The proposed terms offer an attractive return with a low-risk profile
- **Passive Income Stream:** The lease structure provides a reliable income source with minimal landlord responsibilities offering a maintenance investment opportunity
- **Appreciation Potential:** Located along the I-575 corridor, the property is positioned in a market with favorable supply/demand dynamics, supporting the potential for future price growth





PROPERTY DESCRIPTION

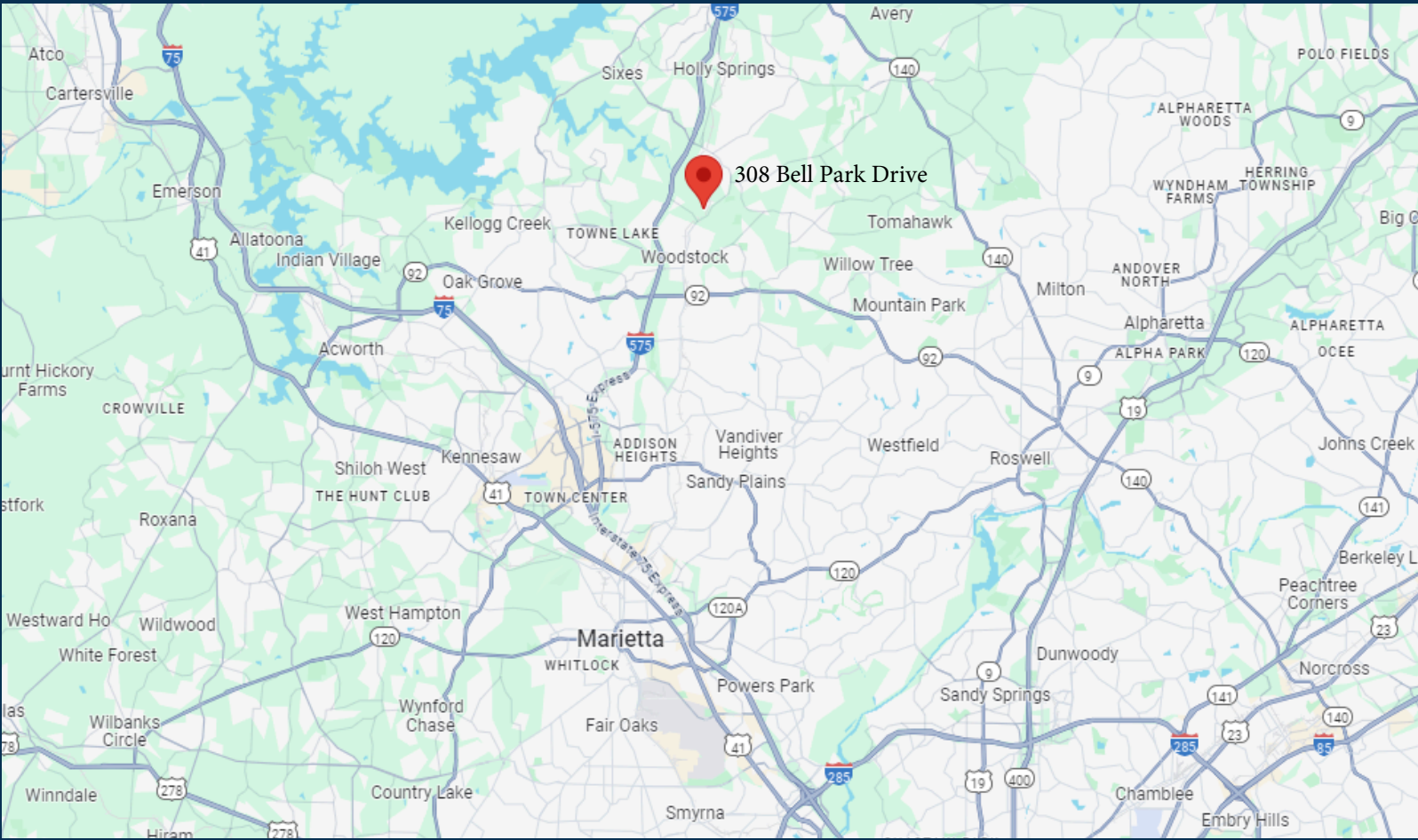
TOTAL FLOOR AREA:	+/- 31,400 square feet
BUILDING DIMENSIONS	95' w x 250' d 80' w x 100' d
OFFICE AREA:	+/- 2,700 square feet
CEILING HEIGHT:	14'-20'
LOADING POSITION:	Yes
DOCK DOORS:	Two (2)
DRIVE IN DOORS:	Four (4)
YEAR BUILT:	1986, expanded 2003
CONSTRUCTION TYPE:	Metal
SPRINKLER:	Yes
LAND AREA:	2.72 Acres*
* Does not include one (1) acre of additional land available separately	
ZONING:	Heavy Industrial (HI - City of Woodstock)

TENANT INFORMATION

Boca Walk In Tubs is a company dedicated to providing high-quality walk-in bathtubs designed to enhance safety, comfort, and independence for individuals with mobility challenges. Their products are crafted to ensure ease of access, featuring low step-in thresholds, slip-resistant surfaces, and a range of therapeutic options such as hydrotherapy and air massage systems. Boca Walk In Tubs prides itself on its commitment to quality and customer satisfaction, offering customizable solutions that cater to the unique needs of their clients.

The company emphasizes the importance of maintaining dignity and independence for seniors and those with physical limitations. With a focus on innovative design and functionality, Boca Walk In Tubs provides a variety of models that blend seamlessly into any bathroom decor while prioritizing user safety. Their professional installation services and lifetime warranties further underscore their dedication to delivering exceptional products and peace of mind to their customers.

www.bocawalkintubs.com



Information is deemed from reliable sources. No warranty is made as to its accuracy”



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