



# 3-Building Industrial property for sale

4590 S Berkeley Lake Rd, Norcross, GA 30071



# Offering Overview



Address:	4590 S Berkeley Lake Rd
Type:	Commercial Buildings, Metal
# of Buildings:	3
Class	C
Zoning:	AA030
Parking Type:	Surface
Building A Area:	2,400 SF
Building B Area:	2,400 SF
Building C Area:	5,000 SF
Total RBA:	9,800 SF
Land Area:	1 Acre

### Functional Small-Bay Industrial Product

Total building area of approximately 9,800 SF across three metal industrial structures designed to accommodate a range of light industrial and service users.

### Strong Norcross Industrial Location

Located within an established industrial corridor with access to major transportation routes and the broader Metro Atlanta market.

### High Demand Asset Class

Small-bay industrial continues to outperform other asset classes due to limited new supply and strong tenant demand.

### Flexible Multi-Tenant Configuration

Three-building layout reduces single-tenant risk and provides diversification of income streams.

Asking Price	\$1,300,000
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RBA	9,800 SF
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Year built	1969
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## Offering Summary

Avison Young is pleased to present the opportunity to acquire 4590 S Berkeley Lake Rd, a fully leased multi-tenant industrial investment located in the highly desirable Norcross industrial submarket of Metro Atlanta. The property consists of three freestanding industrial buildings totaling approximately 9,800 square feet situated on approximately 1 acre.

This is an income-producing opportunity with existing tenancy in place and supported by demand for small-bay industrial product in the Northeast Atlanta corridor.

## If you would like more information, please contact:

### Frank N. Simpson, CCIM SIOR

Principal, Managing Director

D 770 532 9911

C 770 654 2300

[frank.simpson@avisonyoung.com](mailto:frank.simpson@avisonyoung.com)

### David Evans

Senior Vice President

D 770-532-9911

C 404-717-1301

[david.evans@avisonyoung.com](mailto:david.evans@avisonyoung.com)

# Aerial Overview



# Get more information

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[david.evans@avisonyoung.com](mailto:david.evans@avisonyoung.com)

Visit us online

[avisonyoung.com](https://www.avisonyoung.com)



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Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

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