

# 3101

VERONA AVE  
BUFORD, GA 30518

±27,300 SF STAND-ALONE INDUSTRIAL FACILITY | FOR SALE



**MATTHEW REYNOLDS**

Director | Member- Associate, SIOR

O: 404.442.2835

C: 404.502.9499

**TRIP ACKERMAN, SIOR**

Executive VP / Principal

O: 404.442.2430

C: 404.218.4699



# 3101

VERONA AVE  
BUFORD, GA 30518

## PROPERTY HIGHLIGHTS

### PROPERTY HIGHLIGHTS

- ±27,300 SF Stand-Alone Industrial Facility Available for Sale
- ±4,251 SF of Office Space
- ±2,000 Amp, 480V, Three-Phase Power
- ±2.55 Acre Site with ±0.25 AC Potential Additional Outside Storage and ±45 Auto Parking Spaces
- ±115' Truck Court with 35' Concrete Apron
- ±15'6" - 26' Clear Height
- (2) 12'x10' Dock-High Doors
- (1) 14'x14' Drive-In Door with Concrete Loading Ramp
- Fully - Conditioned Warehouse

### LOCATION HIGHLIGHTS

- Distance to:
  - I-985: ±2.4 miles
  - I-85: ±10.1 miles
  - I-285: ±27 miles
  - Gainesville's Inland Port: ±20.7 miles
  - Hartsfield Jackson Int'l Airport: ±50 miles
  - Port of Savannah: ±288 Miles
  - Port of Charleston: ±316 Miles



# 3101

VERONA AVE  
BUFORD, GA 30518

## SITE PLAN & PHOTOS



# 3101

VERONA AVE  
BUFORD, GA 30518

## NEARBY COMPANIES

